



## 3 Clairvaux Gardens

Solihull

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property consultants



# 3 Clairvaux Gardens is a well presented large detached executive home located on a private gated development in the highly regarded suburbs of Solihull

Private gated development

Five Bedrooms

Three bathrooms

Three Reception rooms

Kitchen/Breakfast Room

Utility

Separate Double garage

Landscaped front and rear gardens

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PROPERTIES**

## Summary

An executive five bedroomed, three bathroom, family home with three reception rooms of approximately 3,000 sq ft . Situated in a highly regarded private gated development of just five properties. With neutral decor throughout, this well presented home will appeal to a wide range of buyers.

## Ground Floor

Upon entering the property, through a double width front door, you are greeted by an impressive entrance hall containing a grand central staircase with feature oak bannister and spindles. Radiating off the hallway are:

A large kitchen breakfast room with Island suite with matching wall, base and drawer units with complementary worktops. The Integrated appliances consist of a Neff fridge and freezer, 5 burner Baumatic gas fired oven range, Baumatic stainless steel splashback and extraction canopy. The kitchen also includes an integrated Neff combi microwave and integrated Neff dishwasher . Tiled flooring continues seamlessly to the breakfast and living area with its feature vertical radiators and french doors leading to the garden.

There is a separate utility with matching wall and base cupboards, integrated under counter Neff freezer and space for washing machine. The utility houses the wall mounted Worcester Bosch gas fired boiler. A double glazed door provides access to both the front and rear of the property

A light and relaxing lounge features a Faber log effect fire set in a contemporary alcove. UPVC French doors lead to the rear garden via slatted patio area.

The dining room, family room and cloakroom complete the ground floor accommodation

## First Floor

To the first floor is a good sized master bedroom which includes two double sized fitted wardrobes, French doors and Juliet balcony with a view of rear garden. The good sized ensuite comprises Sottini sanitaryware, bath in alcove area, and shower cubicle. Also featured are "His and Hers" sinks set in a vanity unit and stainless steel towel rail.

There are a further four double bedrooms, three with fitted wardrobes, on the first floor

Bedroom five has triple fitted wardrobes and fully tiled ensuite with separate shower cubicle and Sottini sanitaryware and stainless steel towel rail.

## Family Bathroom

A good sized fully tiled family bathroom incorporating Sottini sanitaryware and sink in vanity unit. There is a bath with shower mixer attachment and useful separate shower cubicle.

## Location

The property is in a prime private location off St Bernard's Road. Within minutes you will find amenities in Olton, with its local shops and train station providing a direct link into Birmingham or London Marylebone. A short drive away is the Solihull Town centre including the Touchwood shopping centre and John Lewis. Clairvaux Gardens is located a few miles from junction 5 of the M42 with links to M40, M5, M6 and M1. Birmingham International Airport and NEC are within a 15-minute drive as well as Birmingham International Railway station with direct links to London Euston and the North West.

## Services to the Property

All Mains services are connected to the property

## Local Authority

Solihull Metropolitan Borough Council

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## EPC Rating C

## Agents Notes

All measurements are approximate and for general guidance only . The fixtures, fittings and appliances referred to have not been tested .































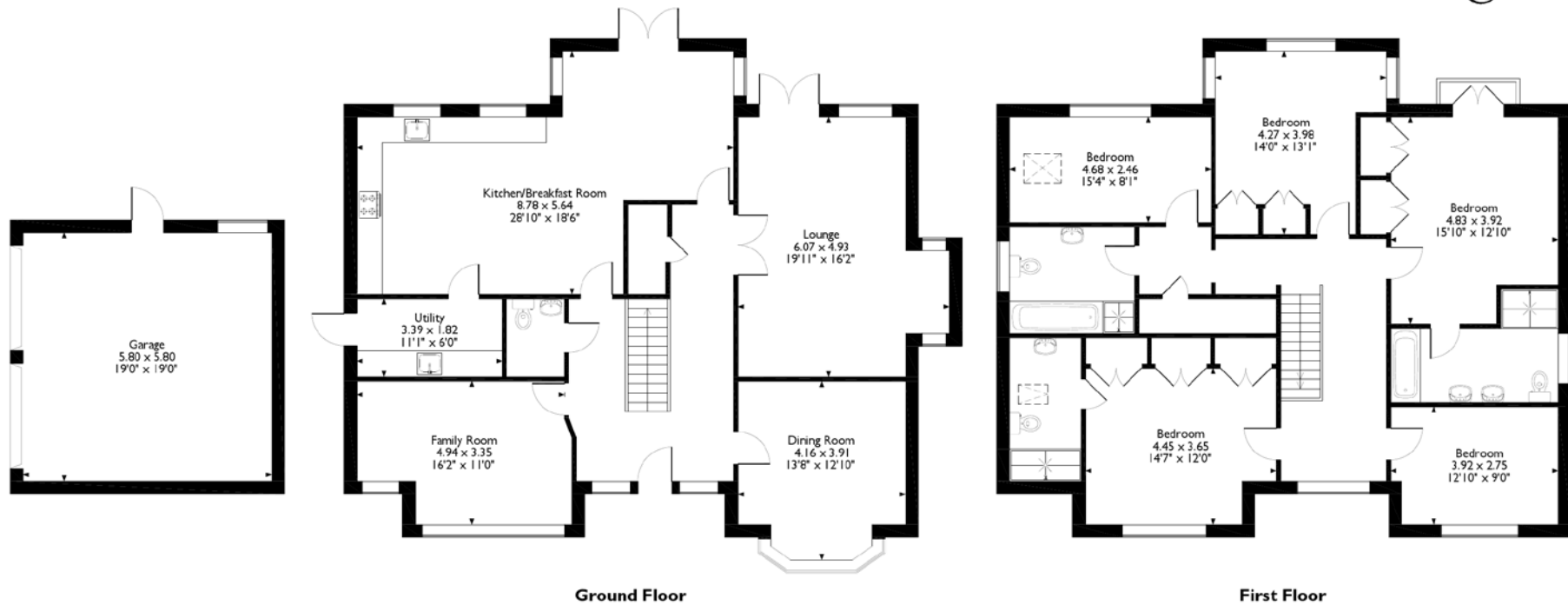


## Floorplans

Main House = 3035 Sq Ft/282 Sq M  
For identification purposes only.

### 3 Clairvaux Gardens, Solihull

Approximate Gross Internal Area  
282 Sq M/3035 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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