



86 ST. BERNARDS ROAD, SOLIHULL, B92 7BP
PURCHASE PRICE £950,000





PROPERTY OVERVIEW

A rare opportunity to purchase this impressive Victorian detached house which must be viewed internally to be appreciated. The property has been vastly modernised and improved by its present owners, benefits from gas central heating, impressive entrance hall, cellar, guest cloakroom, three reception rooms, luxury fitted kitchen, seven bedrooms, two bathrooms, utility area, coach house, single garage and gardens to the front and rear. St Bernards Road is well located for Olton railway station, local shops, schools and public transport, has easy access to Solihull town centre, the M42 motorway, Birmingham International airport and railway station. This impressive detached house, is approached via a sweeping in and out block paved driveway and in more detail comprises of:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the sweeping in and out block paved driveway.

ENCLOSED PORCH

Having a feature tiled floor, ceiling light point, feature coloured leaded light panelled front door giving access through to:-

IMPRESSIVE ENTRANCE HALL

With access to the first floor, cellar below, two double central heating radiators, power points, feature original tiled floor, picture rail, coved cornicing, central heating thermostat and leading to:-

GUEST CLOAKROOM

With a high flush wc, central heating radiator, wall mounted vanity wash basin, feature double glazed sash window and tiled floor.

DINING ROOM (FRONT)

17' 11" x 14' 7" (5.47m x 4.47m) Having a feature walk in bay window to the front with window shutters, central heating radiator, feature tiled fire surround incorporating a living flame coal effect gas fire, varnished timber floor, TV point, two wall light points, picture rail and ceiling architrave.

ATTRACTIVE LOUNGE

17' 7" x 17' 6" (5.37m x 5.34m) (max) Having a walk in bay window with double opening French doors leading out to the rear garden, feature marble fireplace with cast iron inset and granite hearth,



incorporating a living flame coal effect gas fire, TV point, power points, ceiling architrave and two central heating radiators.

BREAKFAST ROOM (FRONT)

12' 4" x 11' 3" (3.77m x 3.45m) Having an original window to the front with window shutters, slate tiled floor, recessed lighting, two built in storage cupboards, central chimney breast with gas burning stove and feature archway leading through to:-

LUXURY FITTED KITCHEN

11' 10" x 11' 0" (3.61m x 3.36m) Having an extensive range of luxury fitted units with a granite worksurface, comprising of an inset sink unit with mixer tap over, cupboards beneath, a range of base and wall cupboards, fitted appliances including a five ring gas hob with extractor hood over, double oven, integrated dishwasher, recessed lighting, slate tiled floor, integrated fridge, power points, window to the side and further door leading out to the side.

GARDEN VESTIBULE

Approached via the entrance hall with patio doors leading out to the rear garden, original tiled floor, plumbing, power points and light.

UTILITY AREA

14' 6" x 13' 4" (4.43m x 4.08m) Being a highly versatile area, provides a polycarbonate mono pitched roof, access to the front and rear of the property, access into the garage and coach house, double central heating radiator, wall light point, power points and further access through to:-

BOILER ROOM

Having a wall mounted Worcester gas central heating boiler, pressurised tank for the hot water, time controls and ample storage space.

SEPARATE WC

With low flush wc, wall mounted wash hand basin, obscure glazed window and tiled floor.

FIRST FLOOR

Approached via the spindled staircase with oak balustrade from the entrance hall.



LANDING

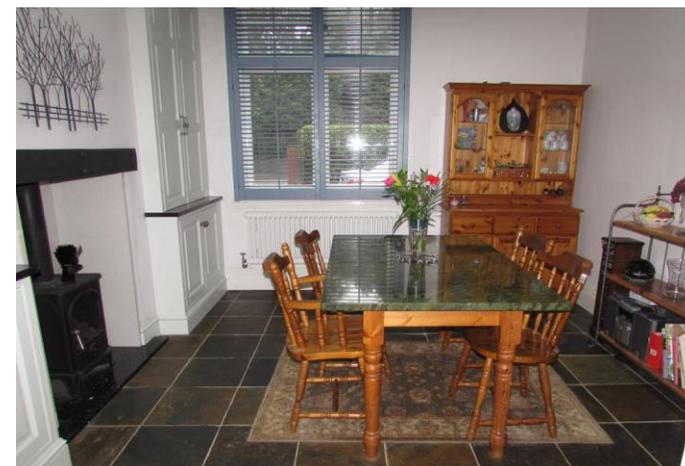
With feature coloured leaded light window, access to the second floor, coved cornicing, central heating radiator and leading to:-

BEDROOM ONE (FRONT)

14' 8" x 14' 8" (4.48m x 4.48m) Having a feature bay window with deep ornamental sill, central heating radiator beneath, coved cornicing, TV point, power points and further door leading to:-

LUXURY REFITTED ENSUITE SHOWER ROOM

Having a large walk in double shower cubicle with electric shower, low flush wc, bidet, pedestal wash basin, large vanity mirror,







complementary wall tiles, recessed lighting, secondary glazed window to the front, electric shaver point, heated towel rail and central heating radiator.

BEDROOM TWO (REAR)

13' 11" x 13' 3" (4.26m x 4.06m) Having a vanity wash basin with cupboard beneath, coved cornicing, built in drawers, central heating radiator, two sash windows and power points.

BEDROOM THREE (REAR)

11' 7" x 11' 7" (3.55m x 3.54m) (max) Having a built in double wardrobe, semi bay double glazed window overlooking the rear garden, central heating radiator, two ceiling light points and power points.

BEDROOM FOUR (FRONT)

12' 6" x 10' 8" (3.82m x 3.27m) Secondary glazed window to the front, central heating radiator, coved cornicing, power points, wall cupboards, one wall light point and ceiling light point and original chandelier.

REFITTED FAMILY BATHROOM

Being fully tiled, having a freestanding roll top bath with mixer tap and shower attachment, bidet, low flush wc, pedestal wash basin, large walk in Matki shower cubicle with power shower, two heated towel rails, electric shaver point, two obscure glazed sash windows and porcelain floor and wall tiles.

SECOND FLOOR

approached via the staircase from the first floor.

LANDING

With original stained glass window and leading to:-

BEDROOM FIVE (FRONT)

16' 5" x 14' 3" (5.02m x 4.36m) Secondary glazed window to the front, double central heating radiator, power points and original fire surround.

BEDROOM SIX (REAR)

17' 7" x 13' 11" (5.37m x 4.26m) Secondary glazed window, double central heating radiator, power points and original fire surround.

BEDROOM SEVEN/GAMES ROOM

18' 3" x 15' 6" (5.57m x 4.74m) Having a feature original fireplace, secondary glazed window, double central heating radiator, power points and painted timber floor with fluorescent lights.

OUTSIDE

SINGLE GARAGE

15' 9" x 7' 8" (4.82m x 2.34m) Double opening doors to the front, vaulted ceiling and access into the utility area.

COACH HOUSE (REAR)

16' 11" x 12' 5" (5.17m x 3.80m) Providing an ideal opportunity for a conversion to a self contained annexe or home office, this room provides UPVC double glazed windows to the rear and the side, double glazed French doors opening out onto the side patio, built in inset stainless steel sink unit with side drainer, cupboards beneath, working surface, built in four ring gas hob, plumbing for a washing machine, further space for a tumble dryer and further staircase leading to:-

FIRST FLOOR

13' 11" x 12' 4" (4.25m x 3.76m) (max) With restricted head height, provides a loft area with double glazed Velux roof light to the side, double glazed window to the rear, central heating radiator and power points.

REAR GARDEN

The property enjoys a good sized rear garden, having a block paved patio with steps down to a shaped lawn, borders, shrubs, evergreens, mature trees, tradesman entrance to the side, hose tap and external lighting.

TENURE

Freehold

VIEWING

Via Xact Homes on 0121 712 6222.

COUNCIL TAX

Council Tax Band G





Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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