



smarthomes



- A Four Double Bedroom Detached Family Home
- Re-Fitted Breakfast Kitchen
- Conservatory
- Private Rear Garden with Swimming Pool

## St Bernards Road, Solihull, West Midlands, B92

A Four Double Bedrooms Detached Family Home Set in One of Solihull's Most Premium Roads. Offering Spacious Accommodation Comprising a Porch, Entrance Hallway, Lounge, Dining Room, Conservatory, Re-Fitted Breakfast Kitchen, Utility Area, Office, Two Guest W.C's, Four Double Bedrooms, Re-Fitted En-Suite, Re-Fitted Family Bathroom, Private Well Screened Rear Garden with Swimming Pool, Integral Garage and Off Road Parking



## Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.

The property is set back from the road behind a block paved driveway providing off road parking with a lawned for garden with a variety of mature shrubs, bushes and trees, gated side access and a UPVC double glazed sliding patio door leading into



## Porch

With a tiled floor, lighting and a UPVC double glazed door with matching side window leading to



### **Entrance Hallway**

With tiled flooring, wall and ceiling light points, coving to ceiling, feature vertical radiator, stairs leading to the first floor accommodation with under stairs storage and doors leading off to

### **Office to Front**

10' 5" x 7' 10" (3.2m x 2.4m) With UPVC double glazed window to front elevation, wall mounted radiator, a range of built in cupboards, tiled flooring, coving to ceiling and ceiling light point



### **Re-Fitted Guest W.C**

Being re-fitted with a modern white Roca suite comprising a low flush W.C and a corner wash hand basin. Tiling to splash back areas and floor, heated towel rail and ceiling light point

### **Lounge to Front**

19' 0" x 12' 9" (5.8m x 3.9m) With UPVC double glazed bay window to front elevation, two wall mounted radiators, wall light points, dado rail, coving to ceiling, living flame gas fire with marble hearth and inlay and a wooden surround and double doors leading to



### **Dining Room to Rear**

13' 1" x 8' 10" (4m x 2.7m) With a wall mounted radiator, tiled flooring, coving to ceiling, wall light points and a UPVC double glazed door with matching side window leading to

### **Conservatory**

9' 6" x 9' 2" (2.9m x 2.8m) With aluminium framed double glazed windows and sliding patio doors to rear, tiling to floor, polycarbonate roof and wall light points

### **Re-Fitted Breakfast Kitchen to Rear**

14' 9" x 10' 2" (4.5m x 3.1m) Being re-fitted with a range of wall, base and drawer units with a granite work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a Neff 4 ring induction hob with extractor hood over. Integrated Smeg dishwasher, integrated Neff oven, integrated microwave, tiling to floor and splash prone areas, coving to ceiling, ceiling spot lights, two double glazed windows to the rear aspect and door to

### **Utility Area**

8' 6" x 7' 2" (2.6m x 2.2m) Fitted with a range of wall and base units with a Quartz work surface over incorporating a 1 1/2 bowl composite sink and drainer unit with mixer tap. Space and plumbing for washing machine, UPVC double glazed window to rear and obscure UPVC double glazed door to side, tiling to splash back area and floor, ceiling light point and door to

### **Second Guest W.C**

Being fitted with a suite comprising a low flush W.C and wash hand basin. tiling to splash back areas and floor and ceiling light point

### **Landing**

With loft access, ceiling light point and door to

### **Master Bedroom to Front**

15' 1" x 12' 1" (4.6m x 3.7m) With UPVC double glazed window to front elevation, wall mounted radiator, coving to ceiling, ceiling spot lights and a further light point, a range of built in wardrobes and cupboards and a door to

### **Luxury En-Suite**

10' 2" x 8' 10" (3.1m x 2.7m) Being re-fitted with a modern white suite comprising of a panelled jacuzzi bath, feature shower enclosure with massage feature, wash hand basin and a low flush W.C. Two ladder style radiators, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

### **Bedroom Two to Front**

13' 9" x 12' 9" (4.2m x 3.9m) With UPVC double glazed window to front elevation, laminate flooring, coving to ceiling, wall mounted radiator, ceiling light point and a range of fitted wardrobes and cupboards with over bed storage and a wash hand basin enclosed in a vanity unit

### **Bedroom Three to Rear**

15' 5" x 10' 2" (4.7m x 3.1m) With two UPVC double glazed windows to rear elevation, laminate flooring, coving to ceiling, radiator, ceiling light point and a range of fitted wardrobes and cupboards with over bed storage and a wash hand basin enclosed in a vanity unit

### **Bedroom Front to Front**

11' 1" x 6' 6" (3.4m x 2m) With UPVC double glazed window to front elevation, over stairs storage cupboard, laminate flooring, vanity area, wall mounted radiator and ceiling spot lights

### **Re-Fitted Family Bathroom to Rear**

11' 5" x 5' 2" (3.5m x 1.6m) Being re-fitted with a modern white suite comprising of a jacuzzi bath, double walk in shower enclosure, feature wash hand basin and a low flush W.C. Chrome radiator, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

### Private Rear Garden

With a paved terrace patio area, lawn area, panelled fencing to boundaries, mature shrubs and bushes with railway sleeper borders, timber framed shed, cold water tap and external shower. There is a covered BBQ area with a pergola, tiled floor and electric power points, and a step leading up to a further terrace area with iron gate railings and swimming pool

### Integral Garage

18' 0" x 7' 10" (5.5m x 2.4m) With an electric roller shutter door for vehicular access, ceiling light point and power points

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.