



- Fabulous Spacious Family Home
- Five Double Bedroom
- Five En-Suite Bathrooms
- Large Open Plan Kitchen Diner

197 St Bernards Road, Solihull , B92 7DL

Fabulous FIVE Bedroom, family home nestled on one of Solihull's most prestigious roads. Extensive, flexible accommodation spread over three floors, benefitting from En-Suites to every Bedroom, a lovely Breakfast Kitchen Diner, double Garage and ample parking, entered through secured gates. VIEWING HIGHLY RECOMMENDED



Property Description

This fabulous house is spread over three spacious floors offering plenty of space for a large family.

Entered through a recessed Porch you are greeted by a welcoming Entrance Hall laid with Oak wooden flooring, leading off to all the main living areas. A large dual aspect Lounge boasts a lovely feature fire place and French doors opening up onto the Garden.

The generous Breakfast Kitchen Diner offers the perfect area to cook, eat, entertain and relax with the family whilst enjoying views out onto the private Garden. The well equipped Kitchen boasts, Neff appliances, 6 ring gas cooker, built in coffee machine, microwave and a wine cooler. Leading off the Kitchen is also the essential Utility area with access to the rear. You will also find a cosy Study, downstairs Cloakroom and a generous second Sitting Room, which currently acts as a kids chill area but has worked equally as well as a family Dining Room.

Five fabulous double Bedrooms are spread over two additional floors. Natural light floods the stairs and landing from the skylights above making it feel large and airy.





To the first floor each bedroom boasts an En-Suite and ample built in storage. The Master Bedroom is really impressive both in terms of size and finish. With its dual aspect position, Juliet balcony and large Porcelanosa decked En-Suite it really is a haven to relax at the end of a busy day.

The second floor houses two further generous double Bedrooms, one of which enjoys its own walk in wardrobe and again both benefit from their own luxury En-Suite Bathrooms.



What's particularly striking about the Bedroom accommodation is that ALL the bedrooms are really generous, so no family member has to compromise. Everyone has built in wardrobes fabulous En-Suites and space to relax.

OUTSIDE

The rear garden, which backs onto the Golf Course, is laid to lawn with established trees and shrubs. To the front, there is a double Garage with plenty of driveway parking.



Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements



GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer. Local Authority: Solihull Metropolitan Borough Council.

OTHER SERVICES

DM & Co Homes are pleased to offer the following services:- Mortgage Services: If you would like advice on the best mortgages available, please contact us on 01564 777 314.

VIEWINGS

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	80	85	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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