



ST BERNARDS ROAD, SOLIHULL, B92 7DL  
ASKING PRICE £925,000



- » Impressive Five Bedroom Detached
- » Within A Sought After Road In Solihull
- » No Upward Chain

- » Three Reception Rooms
- » Luxury Fitted Kitchen/Dining/Family Room
- » Five Bedrooms & Five Ensuites

- » Secure Gated Driveway
- » Double Garage
- » Private Rear Garden

### PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive five bedroom detached situated on one of the most sought after roads in Solihull. This impressive detached home is set behind a gated entrance and offers spacious accommodation throughout. This property has been immaculately maintained and decorated and benefits from gas central heating, double glazing and has the added attraction of a private rear garden with views over Robin Hood gold club. We recommend early viewing on this property which is offered to the market with no upward chain and briefly comprises of: impressive entrance hall, through lounge, reception room, study, guest cloakroom, luxury fitted kitchen/dining/family room, laundry/utility room, five bedrooms, five ensuites, double garage, private rear garden and off road parking for several cars.

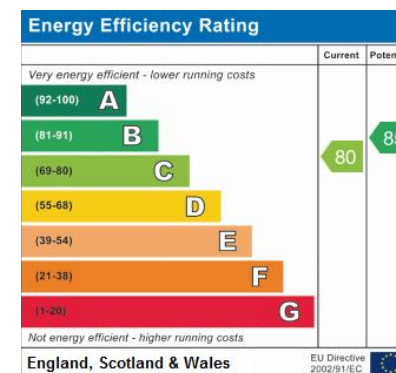
### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

<b>COUNCIL TAX</b>	Band G
<b>TENURE</b>	Freehold
<b>SERVICES</b>	Water meter, mains gas, electricity and sewers
<b>BROADBAND</b>	BT
<b>GARDEN</b>	West facing

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, all blinds, fitted wardrobes in all bedrooms, some light fittings and electric garage door



**SPACIOUS ENTRANCE HALL**

**LOUNGE**

23' 8" x 12' 8" (7.22m x 3.88m)

**RECEPTION ROOM**

11' 3" x 13' 11" (max) (3.45m x 4.26m)

**STUDY**

8' 2" x 7' 10" (2.49m x 2.39m)

**KITCHEN/DINING/FAMILY ROOM**

21' 1" x 20' 11" (max) (6.45m x 6.39m)

**UTILITY**

**WC**

**FIRST FLOOR**

**MASTER BEDROOM**

23' 7" x 12' 8" (7.20m x 3.88m)

**ENSUITE**

**BEDROOM TWO**

14' 10" x 13' 11" (4.54m x 4.26m)

**ENSUITE**

**BEDROOM THREE**

13' 8" x 10' 7" (4.19m x 3.24m)

**ENSUITE**

**SECOND FLOOR**

**BEDROOM FOUR**

14' 8" x 10' 9" (max) (4.48m x 3.30m)

**DRESSING ROOM**

**ENSUITE**

**BEDROOM FIVE**

12' 8" x 10' 0" (max) (3.88m x 3.05m)

**ENSUITE**

**OUTSIDE THE PROPERTY**

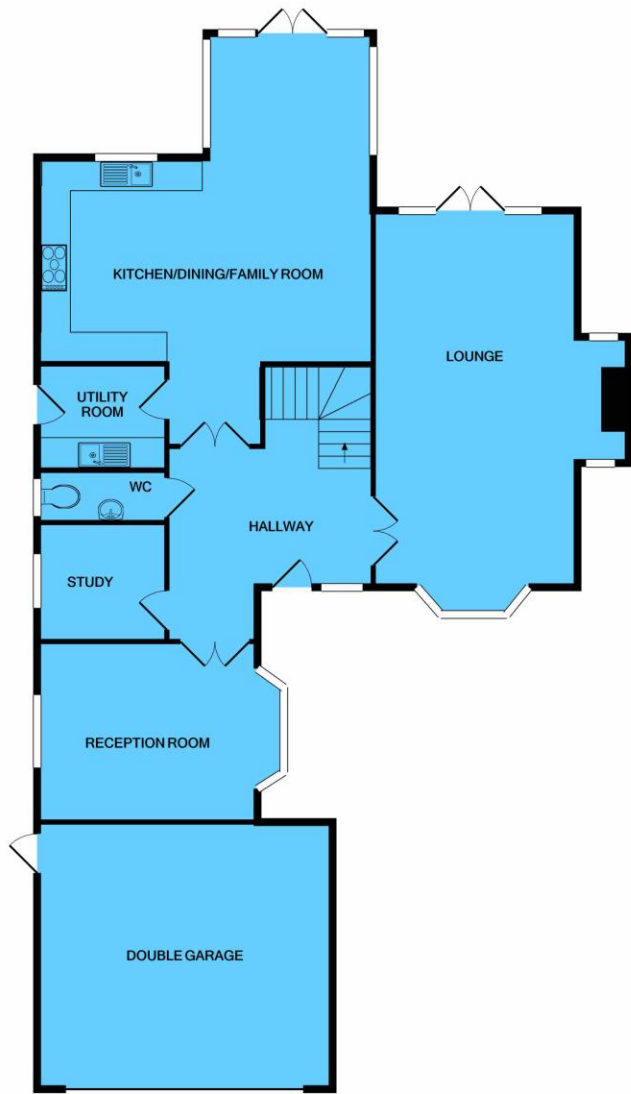
**DOUBLE GARAGE**

18' 8" x 18' 4" (5.70m x 5.60m)

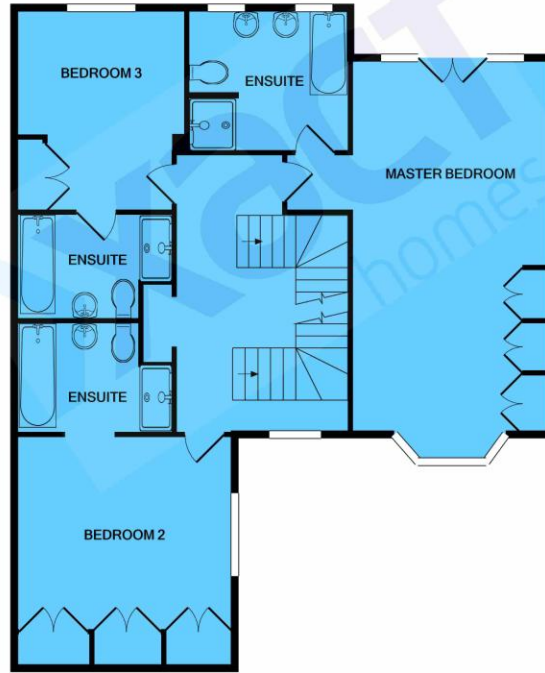
**WEST FACING GARDEN**



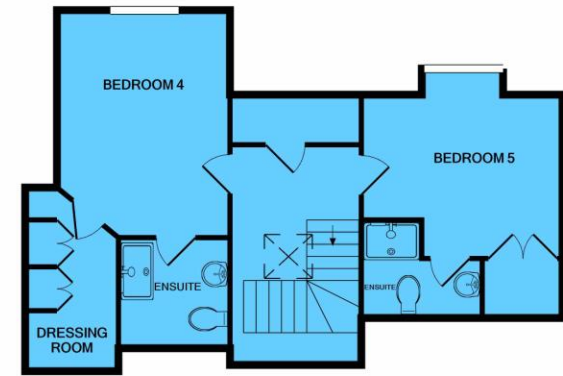




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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