



St. Bernards Road, Solihull

Guide Price £750,000





PROPERTY OVERVIEW

Presenting an exceptional opportunity for those seeking a spacious family residence brimming with potential, this large seven-bedroom detached home exudes character and charm, offering traditional features throughout. Set over three floors and made available for purchase via public auction with NO UPWARD CHAIN, this property stands ready to be reimagined and revitalised in a sought-after location. Upon entering, a grand hallway leads to the ground floor featuring three generously proportioned reception rooms. Each room boasts abundant natural light, with a sprawling lounge overlooking the rear garden offering a peaceful retreat, while a formal dining room and sitting room to the front provide elegant spaces for entertaining. The bright kitchen enjoys delightful garden views. Further enhancing the property's appeal is a large cellar providing ample storage space. Ascending to the first floor, four generously sized bedrooms await, all serviced by a family sized bathroom. On the second floor, three additional large double bedrooms and a versatile study/home office offer flexibility to accommodate various needs.





Outside, the property benefits from a sizeable easterly facing rear garden, offering a secluded outdoor space to unwind and enjoy the fresh air. With scope for extension or redevelopment, subject to obtaining the necessary planning permissions, this residence presents an exciting canvas for creating a bespoke living environment tailored to individual preferences. Those with a vision for transforming this property into a stunning family home will appreciate its outstanding potential and the rare opportunity it presents. Don't miss the chance to secure a property with a combination of space, character, and versatility that is sure to appeal to discerning buyers looking to make their mark on a distinguished residence.

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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.





AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Council Tax band: G

Tenure: Freehold



- For Sale By Modern Auction - T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- The Modern Method Of Auction
- Large Seven Bedroom Family Home
- NO UPWARD CHAIN
- In Need Of Modernisation Throughout
- Traditional Property With Abundance of Character
- Scope For Extension / Redevelopment Subject To Planning Permission
- Well Established Easterly Facing Rear Garden

PORCH

GRAND HALLWAY

WC

LOUNGE

15' 11" x 13' 11" (4.85m x 4.24m)

DINING ROOM

13' 11" x 13' 11" (4.24m x 4.24m)

SITTING ROOM

12' 10" x 11' 6" (3.91m x 3.51m)

PANTRY

KITCHEN

18' 1" x 7' 10" (5.51m x 2.39m)

COVERED SIDE PASSAGE

21' 4" x 5' 1" (6.50m x 1.55m)

CELLAR

16' 1" x 14' 5" (4.90m x 4.39m)

FIRST FLOOR

BEDROOM ONE

16' 5" x 13' 11" (5.00m x 4.24m)

BEDROOM TWO

14' 3" x 13' 11" (4.34m x 4.24m)



BEDROOM THREE

15' 7" x 11' 8" (4.75m x 3.56m)

BEDROOM FOUR

9' 10" x 7' 7" (3.00m x 2.31m)

BATHROOM

11' 0" x 7' 10" (3.35m x 2.39m)

SHOWER ROOM

4' 11" x 3' 3" (1.50m x 0.99m)

SECOND FLOOR

BEDROOM FIVE

16' 3" x 13' 9" (4.95m x 4.19m)

BEDROOM SIX

14' 3" x 13' 11" (4.34m x 4.24m)

BEDROOM SEVEN

13' 1" x 11' 6" (3.99m x 3.51m)

STUDY

8' 6" x 7' 3" (2.59m x 2.21m)

TOTAL SQUARE FOOTAGE

255.0 sq.m (2745 sq.ft) approx.

OUTSIDE THE PROPERTY

SIZEABLE REAR GARDEN

DRIVEWAY PARKING



ITEMS INCLUDED IN THE SALE

Sold as seen.

ADDITIONAL INFORMATION

Services - mains water, gas and electricity.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

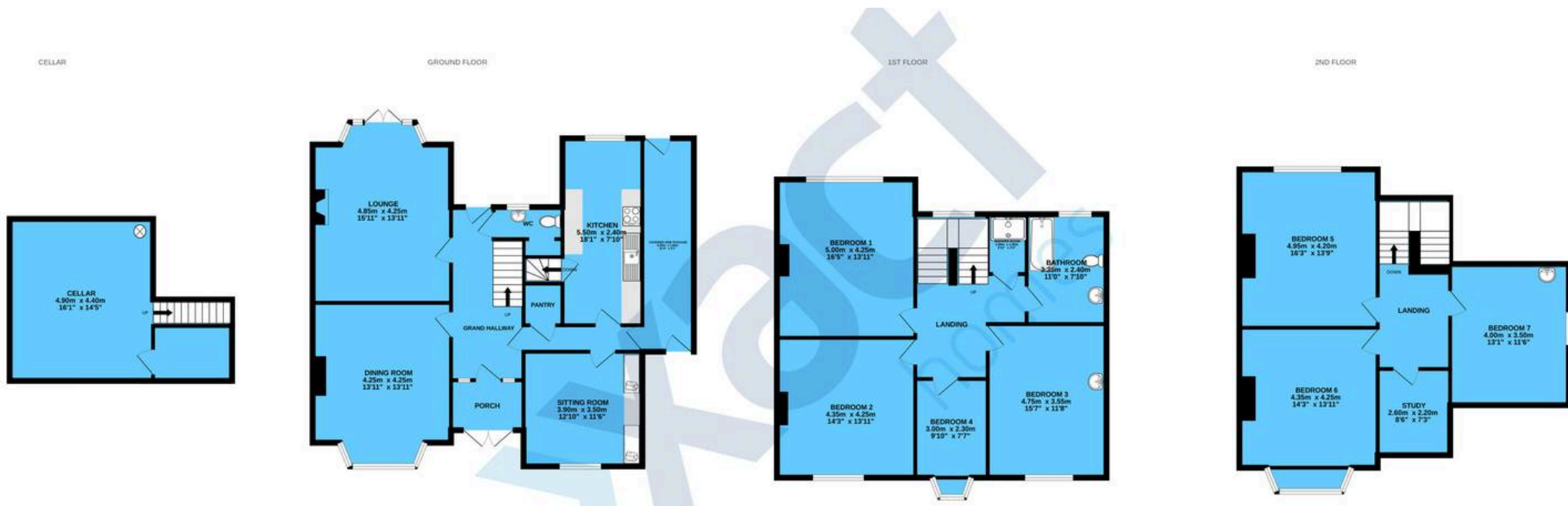
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





TOTAL FLOOR AREA : 255.0 sq.m. (2745 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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