



St. Bernards Road, Solihull

Guide Price £750,000





## PROPERTY OVERVIEW

This delightful five bedroom semi detached family home offers an exceptional standard of accommodation, thoughtfully extended and beautifully presented throughout. Set in a highly sought after location close to local amenities, reputable schools, and excellent transport links, the property is ideal for families seeking both comfort and convenience. Arranged over three well planned floors, the house is accessed via a large, welcoming entrance hallway that immediately sets the tone for the spacious interiors. The ground floor boasts an impressive dual aspect living/dining room, seamlessly flowing into one another and providing a perfect space for both relaxing and entertaining. The heart of the home is the expansive open plan kitchen/dining and family room, which has been extended and is flooded with natural light, creating a bright and inviting atmosphere for daily living. A large utility, complemented by a guest cloakroom, offers a versatile space ideal for remote working or study. On the first floor, there are four generously sized bedrooms, each thoughtfully designed to maximise space and comfort, accompanied by a well appointed family shower room and a modern en-suite to one of the bedrooms.



The second floor is dedicated to a superb principal bedroom, benefitting from excellent views and serviced by a separate, stylish bathroom, making it a tranquil retreat at the top of the house. The property has been meticulously maintained and enhanced by the current owners, ensuring it is ready for immediate occupation. To the front, a substantial driveway provides ample parking for multiple vehicles (ideal for families or visitors). This impressive home successfully combines flexible living spaces with high quality finishes, making it a rare opportunity in this popular area. Early viewing is highly recommended to fully appreciate the size, layout, and exceptional condition of this outstanding family 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.

Council Tax band: E

Tenure: Freehold





- Five Bedroom Semi Detached Property
- Thoughtfully Extended & Beautifully Presented Throughout
- Set On A Highly Sought After Location
- Arranged Over Three Floors
- Open Plan Kitchen/Dining & Family Room
- Separate Living/Dining Room
- Five Bedrooms, Two Ensuities & Family Bathroom
- Substantial Driveway To The Front For Multiple Vehicles

#### **ENCLOSED PORCH**

#### **ENTRANCE HALLWAY**

#### **LIVING/DINING ROOM**

11' 10" x 30' 5" (3.61m x 9.26m)

#### **KITCHEN/DINING & FAMILY ROOM**

14' 11" x 22' 0" (4.54m x 6.70m)

#### **UTILITY**

7' 6" x 14' 10" (2.29m x 4.51m)

#### **WC**

#### **FIRST FLOOR**

#### **BEDROOM TWO**

11' 11" x 13' 2" (3.64m x 4.01m)

#### **ENSUITE**

8' 10" x 3' 9" (2.68m x 1.15m)

#### **BEDROOM THREE**

11' 8" x 12' 1" (3.55m x 3.68m)

#### **BEDROOM FOUR**

8' 3" x 9' 5" (2.52m x 2.86m)

#### **BEDROOM FIVE**

5' 3" x 12' 7" (1.60m x 3.83m)

#### **SHOWER ROOM**

8' 8" x 4' 2" (2.65m x 1.28m)



## **SECOND FLOOR**

### **PRINCIPAL BEDROOM**

15' 5" x 15' 1" (4.69m x 4.61m)

### **BATHROOM**

10' 4" x 6' 7" (3.14m x 2.00m)

### **TOTAL SQUARE FOOTAGE**

178.0 sq.m (1920 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **LARGE REAR GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

Miele integrated oven, Miele integrated hob, extractor, Miele microwave, Miele dishwasher, garden shed, all carpets, some curtains, blinds and light fittings and car charging point (fitted 2021).

#### **ADDITIONAL INFORMATION**

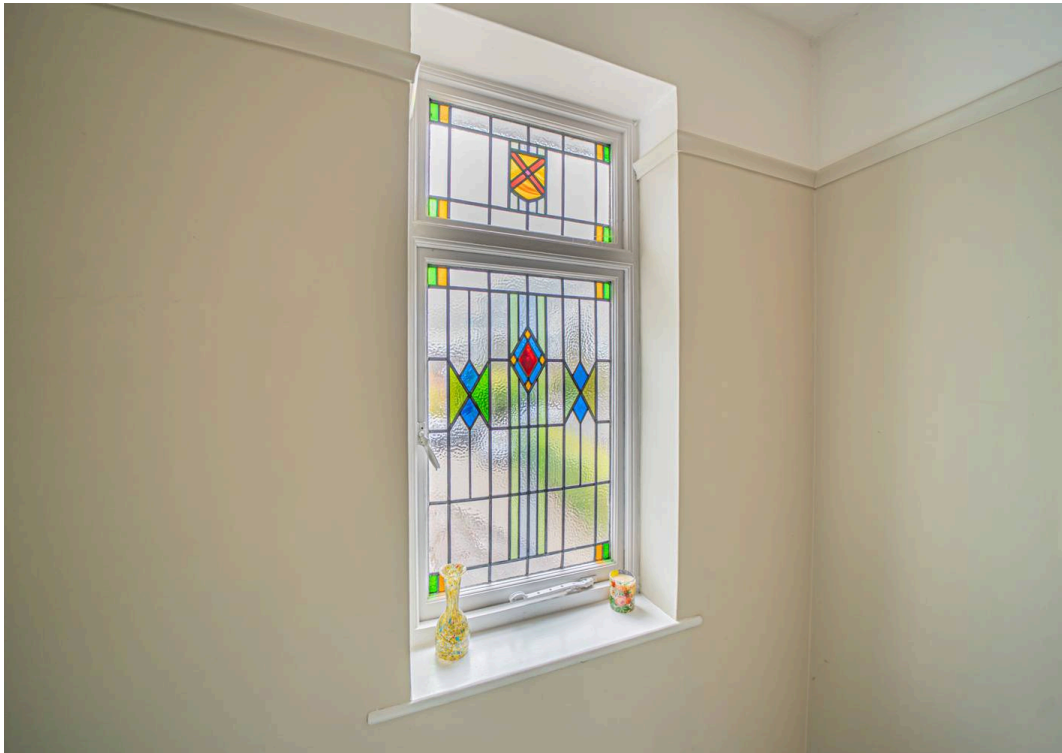
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable & FTTP (fibre to the premises). Loft space - fully boarded.



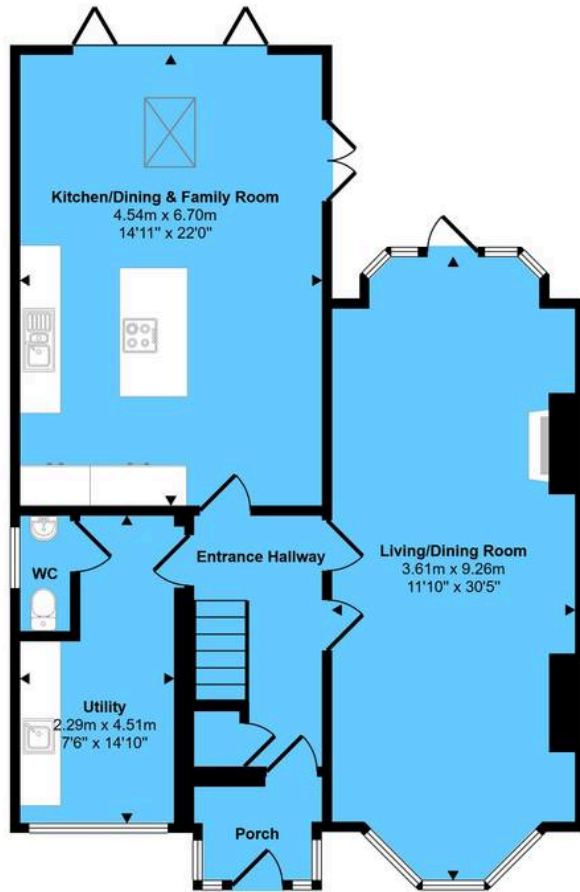
#### **INFORMATION FOR POTENTIAL BUYERS**

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.

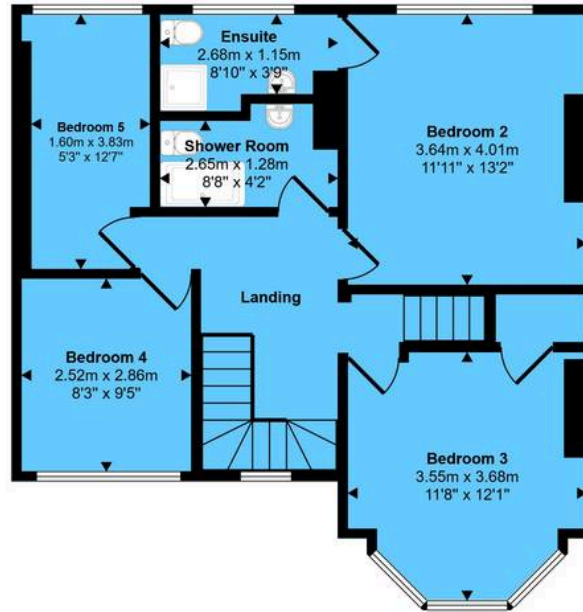




Approx Gross Internal Area  
178 sq m / 1920 sq ft



Ground Floor  
Approx 84 sq m / 909 sq ft



First Floor  
Approx 62 sq m / 671 sq ft



Second Floor  
Approx 32 sq m / 340 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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