



Clairvaux Gardens
Solihull | West Midlands

FINE & COUNTRY

CLAIRVAUX GARDENS

An attractive and modern high specification 5-bedroom home set in an exclusive private gated development of four prestigious properties. Offering spacious accommodation and refurbished throughout this home is maintained and presented to an exceptional standard.







The development is approached via electrically operated security gates off the highly regarded St. Bernard's Road and offers the perfect balance of a spacious, high quality home combined with privacy and exclusivity.

The property has been refurbished to a superb standard to include: complete replacement double glazed aluminium windows and bi-fold doors, Hormann front, rear and garage doors, underfloor heating to the downstairs, Porcelanosa wall and floor tiling though out, Welsh marble fireplace surround to the lounge, large feature first floor landing window overlooking the fore all complemented with a delightful landscaped garden affording Indian sandstone paving and cobbled borders with feature bollards and uplighters. The property has been further upgraded with a CCTV camera network, new roof tiling and complete new central heating system.

ENTRANCE HALL

Upon entering the property, one is greeted by an impressive entrance hall containing a grand central stairwell with feature oak banister and spindle staircase. On the ground floor, Porcelanosa floor tiles are a particular feature of the hallway, guest cloakroom, kitchen and family area providing a natural flow to the heart of the home. Complementary light oak doors feature throughout the house.

CLOAK ROOM

The guest cloakroom features contemporary Sottini sanitary ware and Porcelanosa wall tiles.







LOUNGE

A light and relaxing lounge complete with visually stunning Faber glass fronted fire set in a Welsh Marble surround. Hormann French doors lead to the rear garden.

A key feature of this property is the use of high specification materials and the quality of finish used throughout resulting in a delightful family home for the discerning buyer.

DINING ROOM

A bright and elegant room overlooking a well manicured front garden.





KITCHEN/FAMILY AREA

A truly stunning feature of this property is the designer Porcelanosa kitchen. With a contemporary, seamless Krion worktop and high gloss units, the kitchen and the family area are the heart of this superior home. The sleek and stylish kitchen units are complimented by two Siemens combination ovens, induction hob and concealed extractor.

The polygon shaped Krion island with breakfast bar and matching stools is a particularly eye-catching centre piece. Adjacent to the Smart bi-folding doors it creates an almost seamless transition to al fresco dining.



Key Features

- *A wonderful 5-bedroom detached property in an exclusive gated development, superbly refurbished to the highest standard throughout.*
- *Hormann front, rear and garage doors*
- *Stunning feature Welsh marble fireplace in the lounge*
- *Under floor heating to downstairs*
- *Porcelanosa wall and floor tiling throughout*
- *Contemporary designer kitchen with bi-fold doors that open out onto the rear garden*
- *Delightful landscaped garden with Italian sandstone paving, and cobbled borders, plus feature bollards and uplighters*
- *New roof tiling and central heating system*
- *CCTV camera network installed*







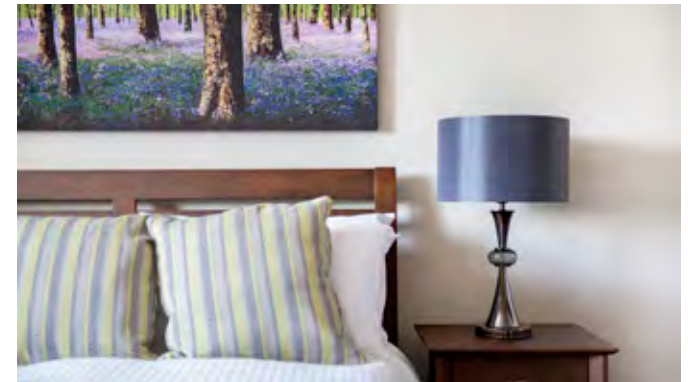


On the first floor the quality of fittings and consistency continue with Porcelanosa tiling utilised in the family bathroom and all en-suites as well as Sottini sanitary ware.

MASTER BEDROOM

Approached from the landing through impressive half glazed double doors, the master bedroom includes a good sized en-suite with "His and Hers" hand basins, contrasting vanity units, as well as a feature chrome oval radiator and dressing room with built in shelving.





BEDROOM 2

Good sized double bedroom with en-suite and fitted wardrobes.

BEDROOM 3

Double bedroom overlooking the rear garden with quadruple fitted wardrobes and en-suite shower room.

BEDROOM 4

Double bedroom with double fitted wardrobes and window plus rear garden view.

BEDROOM 5

Overlooking the front of the property.

FAMILY BATHROOM

Fully tiled with walk-in shower; deep fill family bath and vanity unit with inset wash hand basin.





The well proportioned landscaped garden reflects the precision and quality of the refurbishment afforded to the whole house, offering good privacy and laid mostly to lawn with feature bedding.

The landscaped areas and outdoor lighting provide a backdrop for evening entertainment in this stylish property.





SOLIHULL

Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham.

The town itself offers an excellent range of amenities including the first-class award winning shopping centre Touchwood with a John Lewis flagship store heading up 80 high street retail names, 20 bars and restaurants and a 9-screen cinema complex. There is also a state of the art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/athletics track, several nearby private golf courses and an ice rink.

Surrounding the town are a selection of popular villages such as Knowle and Dorridge, both of which have their own village centres, which in turn offer a selection of local amenities such as the highly regarded secondary school Arden High. Located in the centre of the town is Solihull School which offers private education, founded circa 450 years ago and currently caters for nearly 1000 pupils. There is also St Martins Private Girls School and several private preparatory schools such as Ruckleigh & Eversfield. The town also enjoys a further array of popular secondary, infant, junior schooling as well as a sixth form and technical college. Solihull Borough includes several satellite towns and villages including Cheswick Green, Balsall Common, Meriden (the centre of England) Hampton-in-Arden, Hockley Heath and the new village of Dickens Heath.

Finally, the town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena and the fabulous newly opened Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11 screen cinema and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5 and access to the north along the M6 motorway corridor.



Location

Clairvaux Gardens sits in an area contained between Stratford Road (A34) and Warwick Road (A41). The property is in a prime location for both Robin Hood Golf Course and Olton Reservoir. Within minutes you will find local amenities in Olton, with its local shops and train station providing a direct link into Birmingham. A short drive or bus ride away is Solihull town centre and it's plethora of shops including the Touchwood Shopping centre and John Lewis, a range of individual boutiques and mainstream high street brands. International eateries are a plenty with many a cafe bar in which to enjoy a beverage at the end of a busy day.

Motorways

Clairvaux Gardens is located a few miles from Junction 5 of the M42 with speedy links to M40, M5, M6 and M1 – commuters can reach London within 2 hours. Birmingham International Airport and the NEC are within a 15 minute drive where the main line railway into London Euston can be found.

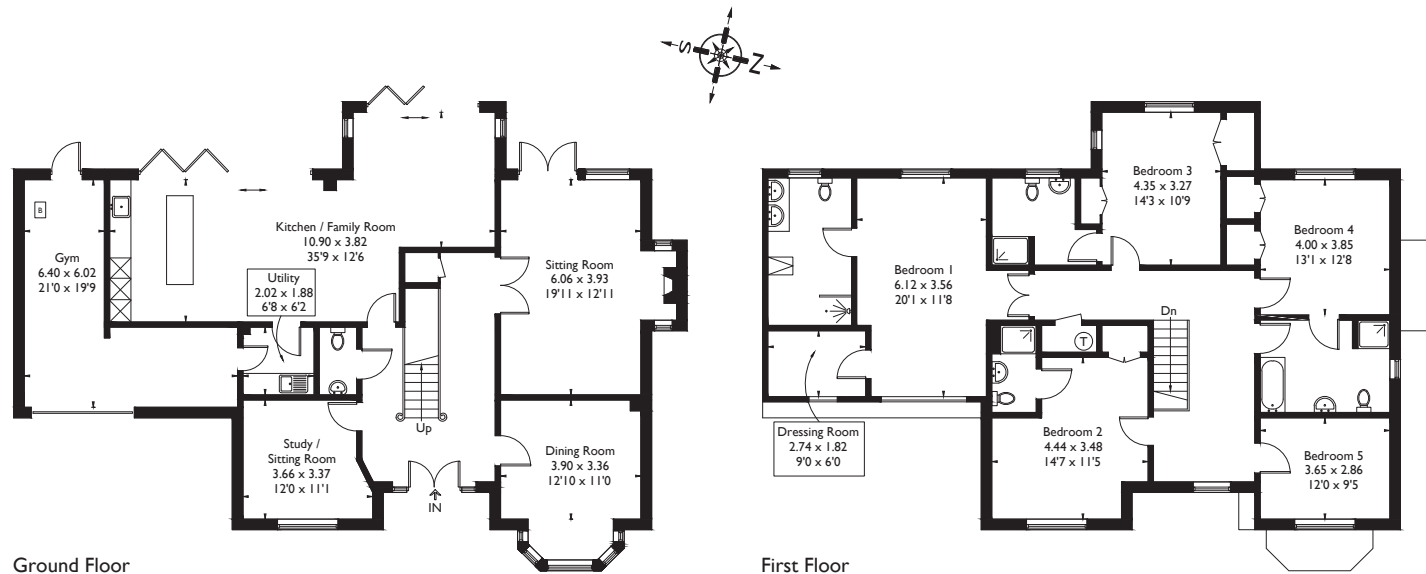
Railway Stations

Several train stations are close by including Solihull and Olton, providing a direct link to Birmingham New Street and the City Centre.

Airports

Birmingham International Airport is located 7 miles away which, via the M42, is approximately 15 minutes drive. East Midlands Airport is 48 miles away, via the M42 and A42, approximately 45 minutes drive.





Ground Floor

First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: I64363

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Agents Notes

Gas Central Heating
Mains Electric & Water
Telephone/Broadband

Local Authority

Solihull Metropolitan Borough Council
Council Tax Band G

Viewing Arrangements

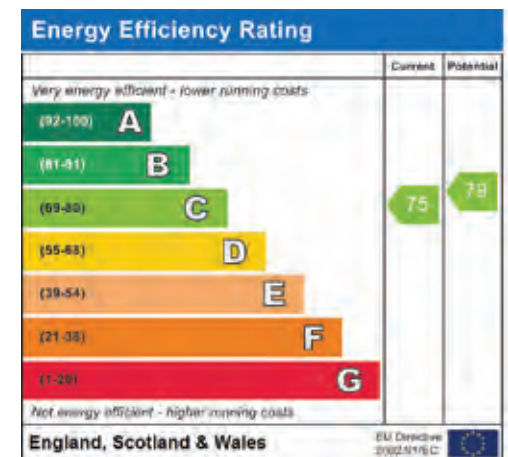
Strictly via the vendors sole agents Fine & Country on
0121 746 6400

Opening Hours

Monday to Friday 8:30am – 6:30pm
Saturday 9:00am – 4:00pm
Sunday viewings/appointments available

Approximate Gross Internal Area

House: 306.5 sq m / 3299 sq ft
Illustration for identification purposes only. Measurements are approximate only.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 10/05/2016

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