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**28 ST. BERNARDS ROAD
SOLIHULL
B92 7BB**

Outstanding Victorian semi-detached, five bedroom property spread over four floors, boasting a luxurious bespoke kitchen, Farrow and Ball interiors, cinema and games room, all nestled in lush gardens with Olton Mere access.

The image features a dark background with a series of curved, overlapping stripes in various shades of gray and black, creating a sense of depth and movement. The stripes are arranged in a way that they seem to flow from the top left towards the bottom right. In the center of the image, the text "DM&Co." is written in a white, elegant, cursive script font. Below this, the tagline "YOUR PREMIUM AGENT" is written in a clean, white, sans-serif, all-caps font.

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28 ST. BERNARDS ROAD

Nestled in an idyllic setting, this Victorian semi-detached masterpiece seamlessly blends classic architecture with contemporary flair. Boasting five spacious double bedrooms, set over four levels of immaculate design and unparalleled luxury. Each floor tells a story of the owner's meticulous attention to detail, evident from the bespoke wooden kitchen to the walls drenched in Farrow and Ball paints. A cinema room invites for cosy movie nights, while the expansive games room offers a myriad of possibilities. Outdoor enthusiasts will cherish the property's proximity to Olton Mere and the meticulously manicured garden, whilst interior enthusiasts swoon over the interior's luxurious touches.





The ground floor of this home opens up to a myriad of exquisitely curated spaces. The study, featuring a "Gazco" gas effect wood burner, offers a cosy ambience, accentuated by and luxurious William Morris Wallpaper. The lounge, airy and inviting with French doors onto the terrace perfect for relaxed evenings.





The pièce de résistance is undoubtedly the kitchen dining area. Illuminated by a roof lantern, this space is both functional and stylish, decked with Porcelanosa tiles, Bosch appliances and underfloor heating leading through into a delightful orangery featuring a spiral staircase down to the games room extending the living space, providing a private retreat with its own en-suite and patio access. Finally, the opulent cinema room, with its plush decor, promises hours of entertainment.











The property continues to impress on the upper floors. The first floor hosts three airy double bedrooms, each echoing the elegance of the Arts and Crafts era, coupled with F&B paints and William Morris Sanderson Wallpaper. Modern luxuries aren't forgotten with rainforest showers and an en-suite with striking leopard print mosaic tiling.

Ascending to the top floor reveals the breathtaking principal bedroom. This sanctuary is adorned with natural stone tiling, a vast en-suite and an ample velux window, ensuring abundant natural light. Another spacious bedroom offers sweeping views of the garden and Olton Mere, making mornings a true delight. Lastly, a lavishly appointed bathroom, complete with a Roll Top slipper bath, evokes images of relaxation under the stars.

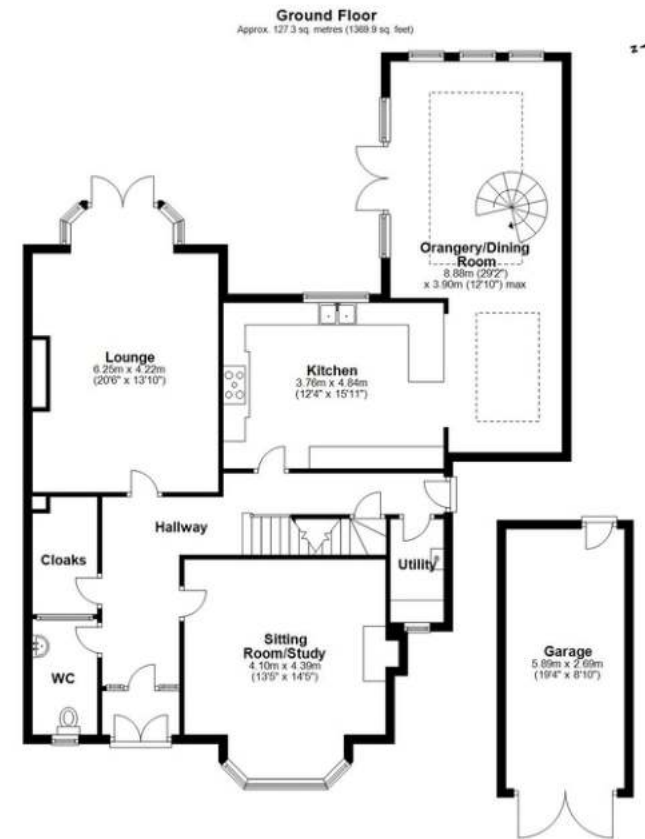
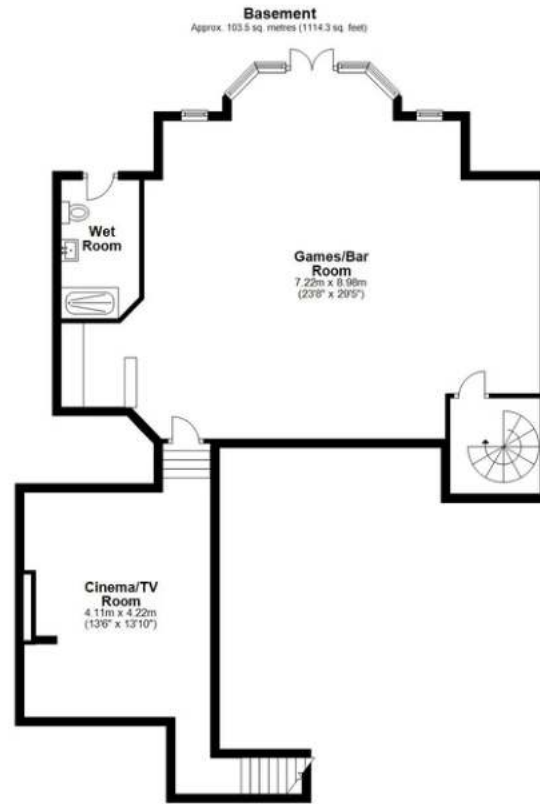




This home's exterior is just as captivating as its interior. Spread across half an acre, the grounds comprise a substantial driveway and a single garage. The garden is a verdant dream with landscaped garden areas, structured topiary bed and a quaint summer house equipped with electrics. Ideal for both entertainment and solace, and two distinct patio spaces offer versatility for outdoor soirees or quiet reflection. Undoubtedly, the crowning feature is the exclusive access to Olton Mere, a picturesque retreat right at the doorstep.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	63	76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Total area: approx. 406.0 sq. metres (4370.1 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanIt.

FEATURES

- Victorian Semi-detached Architecture
- Luxurious Bespoke Kitchen
- Farrow And Ball Interiors
- Opulent Cinema Room
- Expansive Games Room
- Principal Bedroom Sanctuary
- Landscaped Garden Views
- Private Olton Mere Access
- Ample Driveway & Garage

SIZE Total - 4,370 sq ft

PLOT SIZE Total - 0.42 Acres Approx.

SOLIHULL METROPOLITAN BOROUGH COUNCIL - G SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	7 Mbps	0.8 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000 Mbps	1000 Mbps

Network in the area: OpenReach

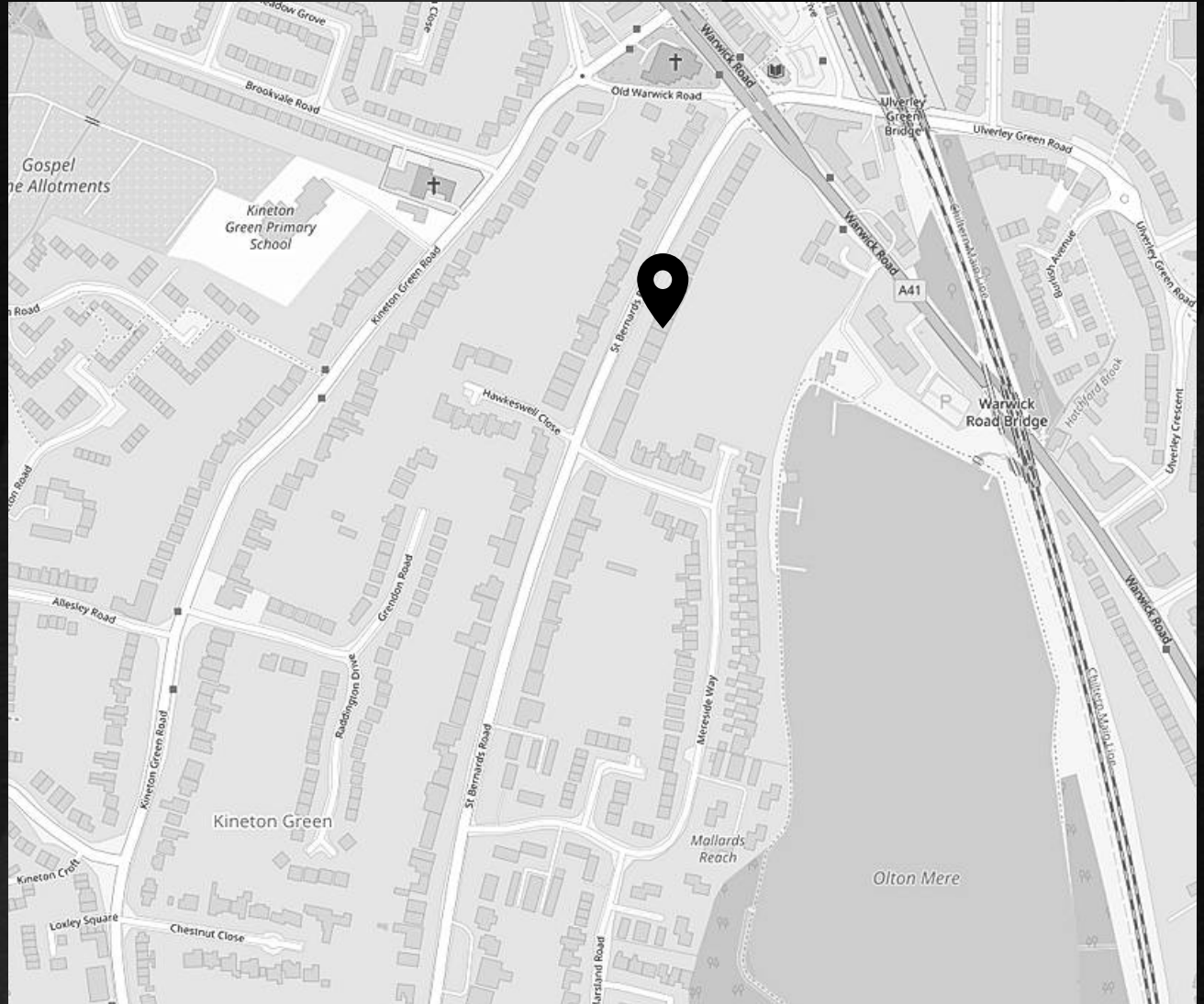
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



LOCATION

Situated in a sought after neighbourhood, with its proximity to local amenities and picturesque spots like Olton Mere, residents can enjoy both the serenity of nature and the hustle of urban life. Located less than 5 minutes walk to Olton Train Station, just under 10 minutes drive to fabulous amenities, including John Lewis and the Touchwood Shopping Centre whilst Solihull Train Station is also 10 minutes drive and access to the motorway network is just a few minutes by car, with Birmingham Airport just 15 minutes drive away.

Local schooling from pre-school up to sixth form are extremely well provided for in the area, through either excellent state schools or the private school system.

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Call us on **01564 777314 (option 4)**

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