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YOUR PREMIUM AGENT

**193 St BERNARDS ROAD  
SOLIHULL  
B92 7DJ**

Set behind iron gates, this impressive four bed, four bath family home, proudly sits back from the road with large drive, double garage, beautifully presented throughout and offered with no upward chain.

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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# 193 St. Bernards Road



Upon entering the large airy hallway, its hard not to be impressed by the stunning oak staircase. Light bathes the hall which leads to two fabulous reception rooms.

To the left the second sitting room doubles as a home office, perhaps once a dining space, but would work equally well as a children's playroom or teenage retreat. To the back is a spacious lounge with double doors to the rear patio and contemporary feature fireplace.

The family kitchen offers plenty of space, to cook, eat and entertain with a small utility to the side and a large larder cupboard.

There is certainly potential to extend this space to the side (subject to planning) if a larger open plan space was desired





Taking the gorgeous oak staircase, a huge full height window allows light to flood the generous landing where four large double bedrooms radiate off.

All of these bedrooms are very spacious, each blessed with their own modern bathrooms, finished to a high specification.

The property previously had planning permission to extend into the loft - this has now elapsed, but details can be found on Solihull's Councils Planning Portal.









## FEATURES

- Private Gated Detached Family Home
- Four Bedrooms each with En-Suites
- Two Generous Reception Rooms
- Large Kitchen Diner
- Double Integral Garage
- Ample Parking
- Potential to Extend to the Side and into the Loft (STP)
- No Upward Chain

**SIZE** Total - 2,469.5 sq ft

## TENURE - FREEHOLD

**Solihull Metropolitan Borough Council : G**

## BROADBAND

Type	Max download speed	Max upload speed
Standard	2 Mbps	0.4 Mbps
Superfast	18 Mbps	18 Mbps
Ultrafast	1000 Mbps	50 Mbps

**Network in the area:** Virgin Media, OpenReach & City Fibre

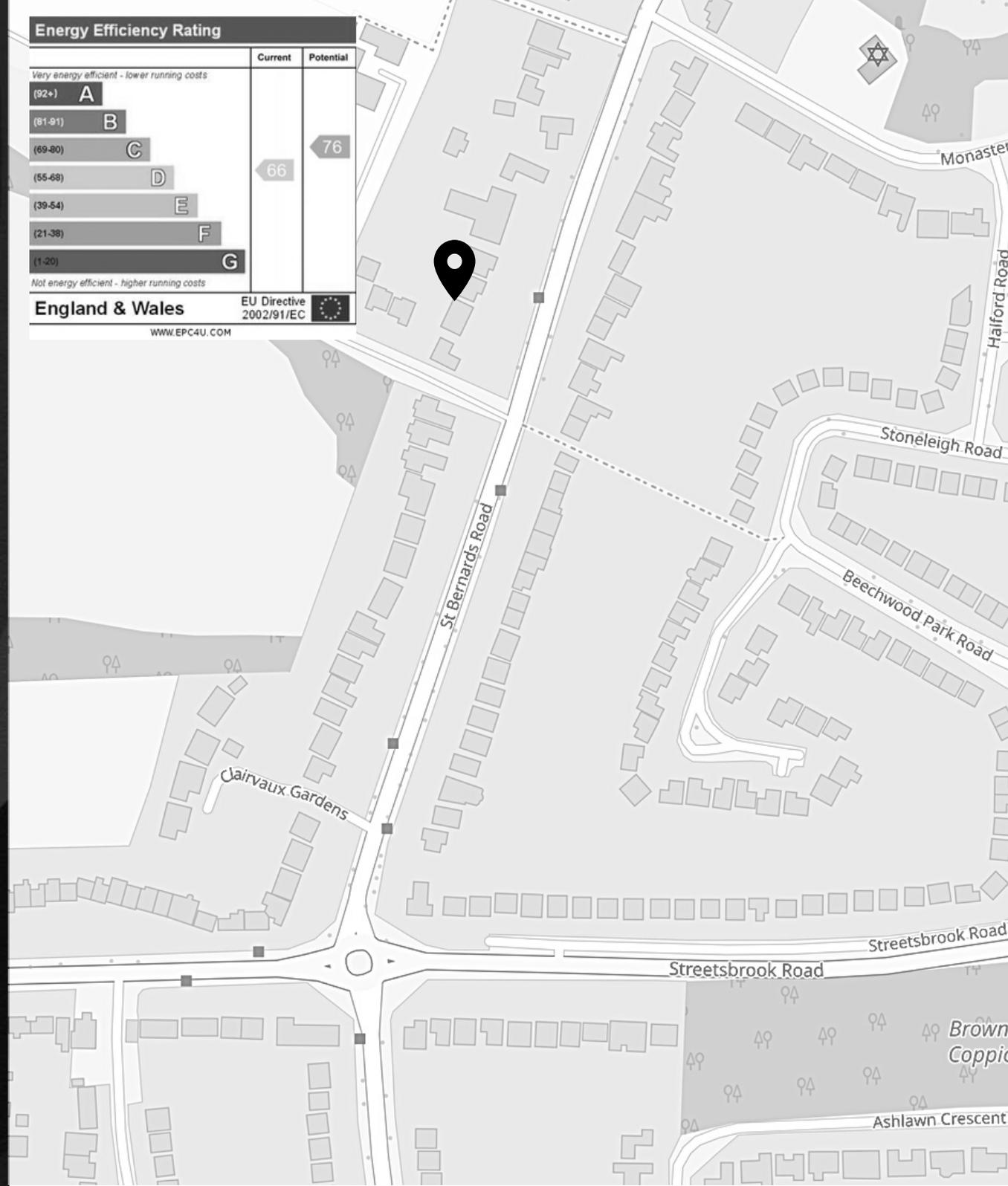
## VIEWING

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

☎ 01564 777314 (option 4)

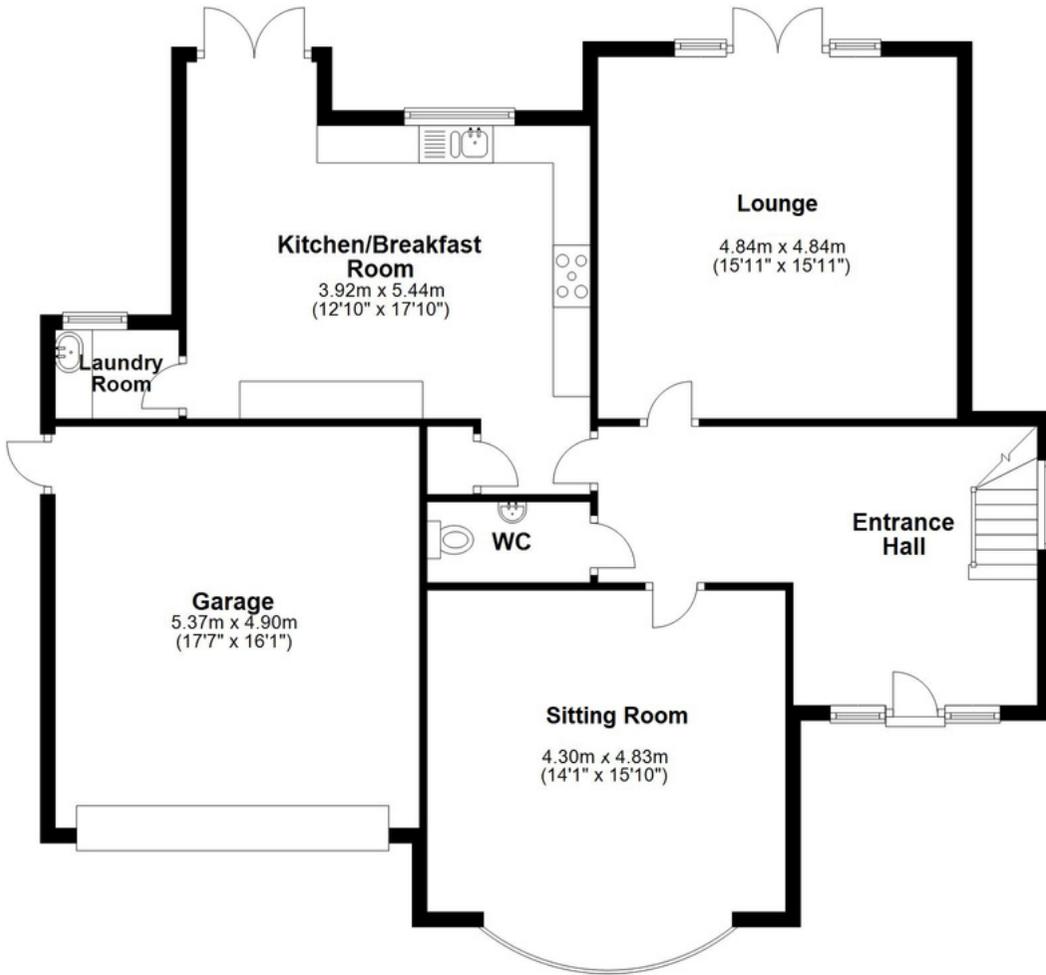
@ premium@dmandcohomes.co.uk

\*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.\*



### Ground Floor

Approx. 121.3 sq. metres (1305.3 sq. feet)



### First Floor

Approx. 108.2 sq. metres (1164.2 sq. feet)



Total area: approx. 229.4 sq. metres (2469.5 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 misstatement.

Plan produced using PlanUp.

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

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