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

A truly captivating Victorian semi-detached home where timeless architecture meets family comfort. Set across four impressive floors with six bedrooms, two bathrooms and generous living spaces filled with period character, this beautifully presented home opens onto a long, mature garden that stretches peacefully down to Olton Mere — one of the area's most enchanting backdrops.

32 ST. BERNARDS ROAD

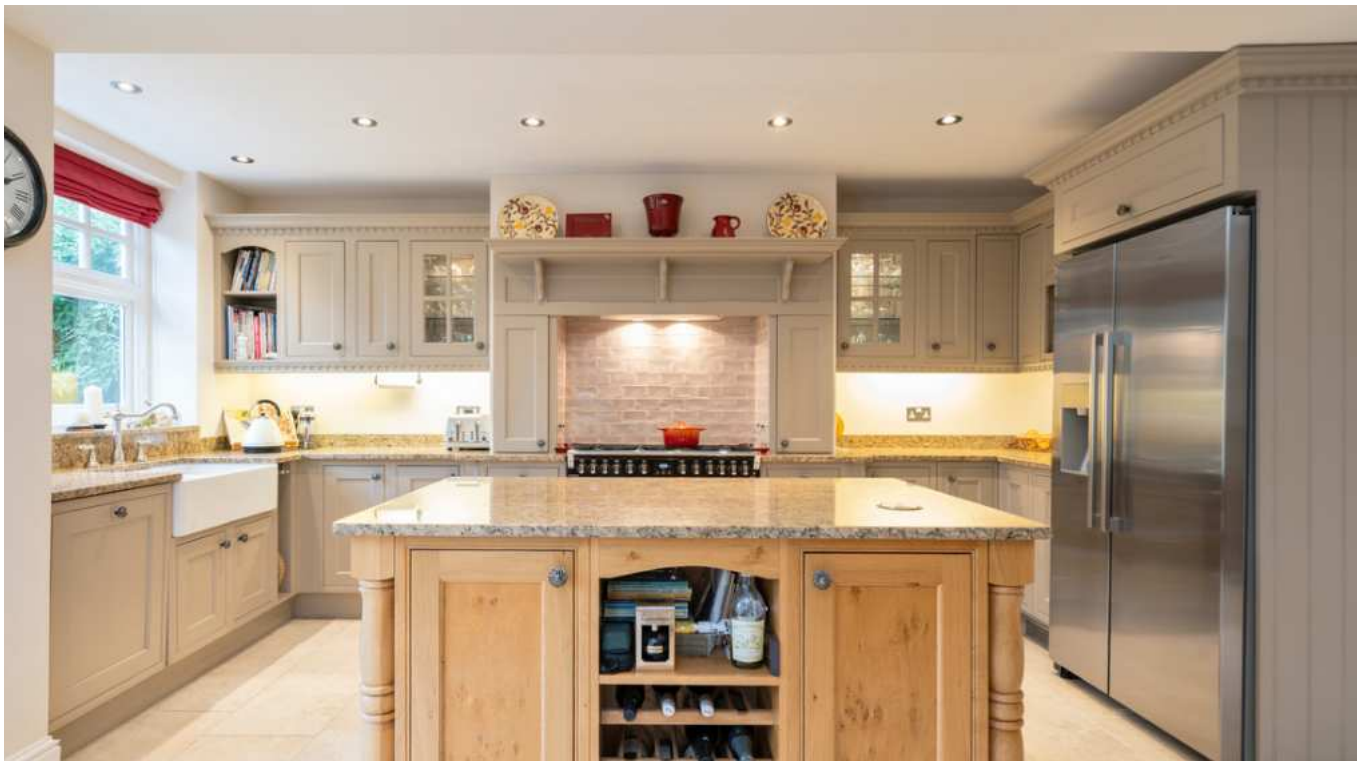
This magnificent six-bedroom semi-detached residence on the much admired St Bernards Road — this is a home that truly captures the grandeur of its Victorian era. Spanning almost 3,400 square feet across four impressive floors, it's brimming with period charm: soaring ceilings, exquisite stained glass, ornate fireplaces and beautifully preserved detailing throughout. Every room tells a story of timeless elegance, while the generous proportions make it a perfect home for modern family living.

To the rear, the mature garden stretches gracefully down to the tranquil waters of Olton Mere, creating a truly rare and picturesque setting.



Stepping through the grand entrance, the herringbone oak floor and elegant panelling set the tone for the home's grace and quality. Two generous reception rooms flow from the hallway — the front with a striking bay window and feature fireplace, the rear opening onto the patio through French doors.

The breakfast kitchen is designed for family life, with a large island and doors framing views of the garden. A utility room offers practicality with direct access to the garage and side passage. A stylish cloakroom complements the space. Beneath, the tanked cellar awaits its transformation — perfect for a home cinema, games room or gym.











The first-floor landing branches gracefully with a well-appointed family bathroom to one side and four characterful bedrooms to the other. Each enjoys its own fireplace and the generous proportions of a classic Victorian design. Three are substantial doubles two with fitted furniture, while the fourth provides the ideal study or single room. Rising to the top floor, two further bedrooms and an office offer flexibility for larger families or guests alongside a second bathroom — perfect for a busy household wanting space to unwind.







To the front, a gravelled drive comfortably accommodates four cars, leading to the integrated garage.



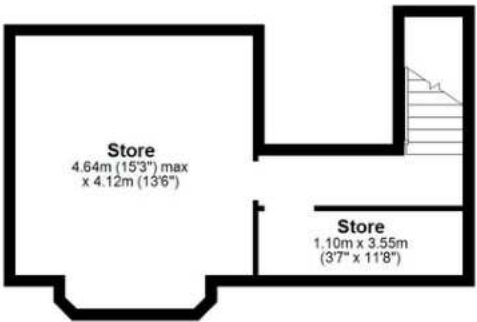
The rear garden is a delight — stretching over 0.38 acres of established lawns, mature trees and vibrant planting, running gently down to the peaceful waters of Olton Mere. The setting captures both privacy and natural beauty, a true escape for families. With a modest annual pass, owners can enjoy exclusive access to the Mere, perfect for morning walks or summer afternoons by the water.



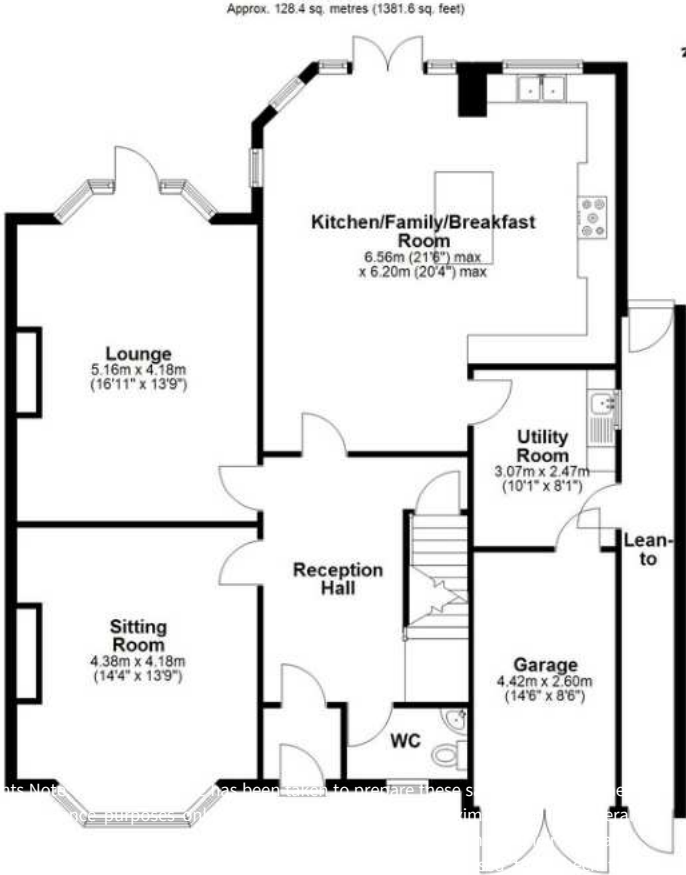


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

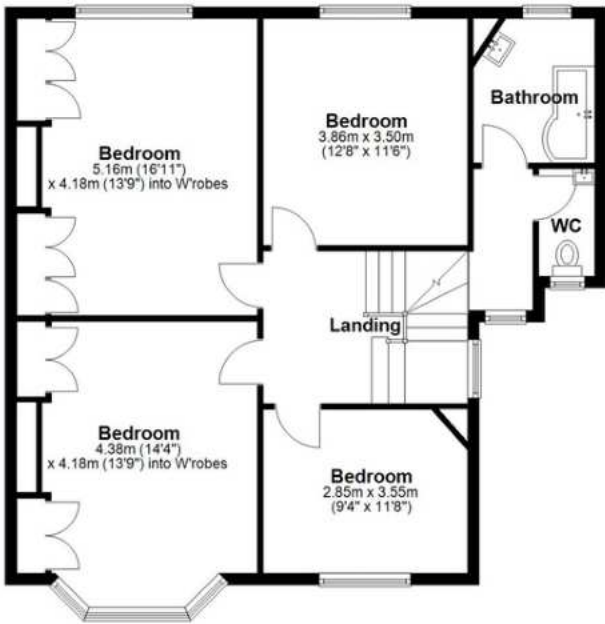
Basement
Approx. 28.5 sq. metres (306.8 sq. feet)



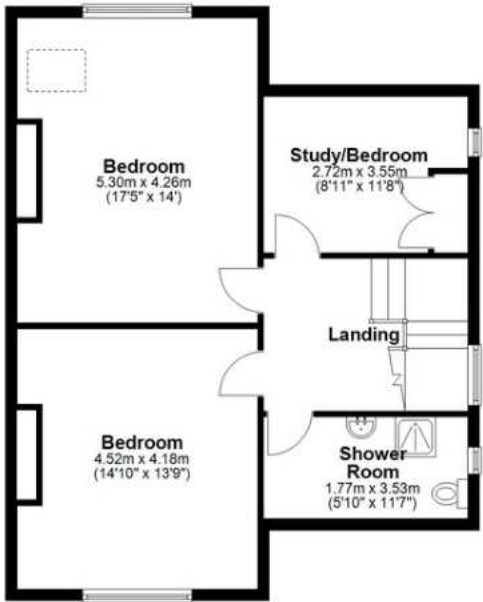
Ground Floor
Approx. 128.4 sq. metres (1381.6 sq. feet)



First Floor
Approx. 87.4 sq. metres (940.6 sq. feet)



Second Floor
Approx. 68.3 sq. metres (735.5 sq. feet)



Total area: approx. 312.6 sq. metres (3364.6 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 PlanUp.

FEATURES

- Late Victorian Semi-Detached Home
- Fabulous Original Features Throughout
- Six Bedrooms and Two Bathrooms set over Four Floors
- Two Spacious Reception Rooms
- Spacious Breakfast Kitchen with Island
- Tanked Cellar Ripe for Conversion
- Large Garden Touching Olton Mere
- Gravel Driveway and Garage
- Private Access Available to Olton Mere

SIZE Total - 3,365 sq ft

TENURE Freehold

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	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: EE, Vodafone, Three & O2

PARKING

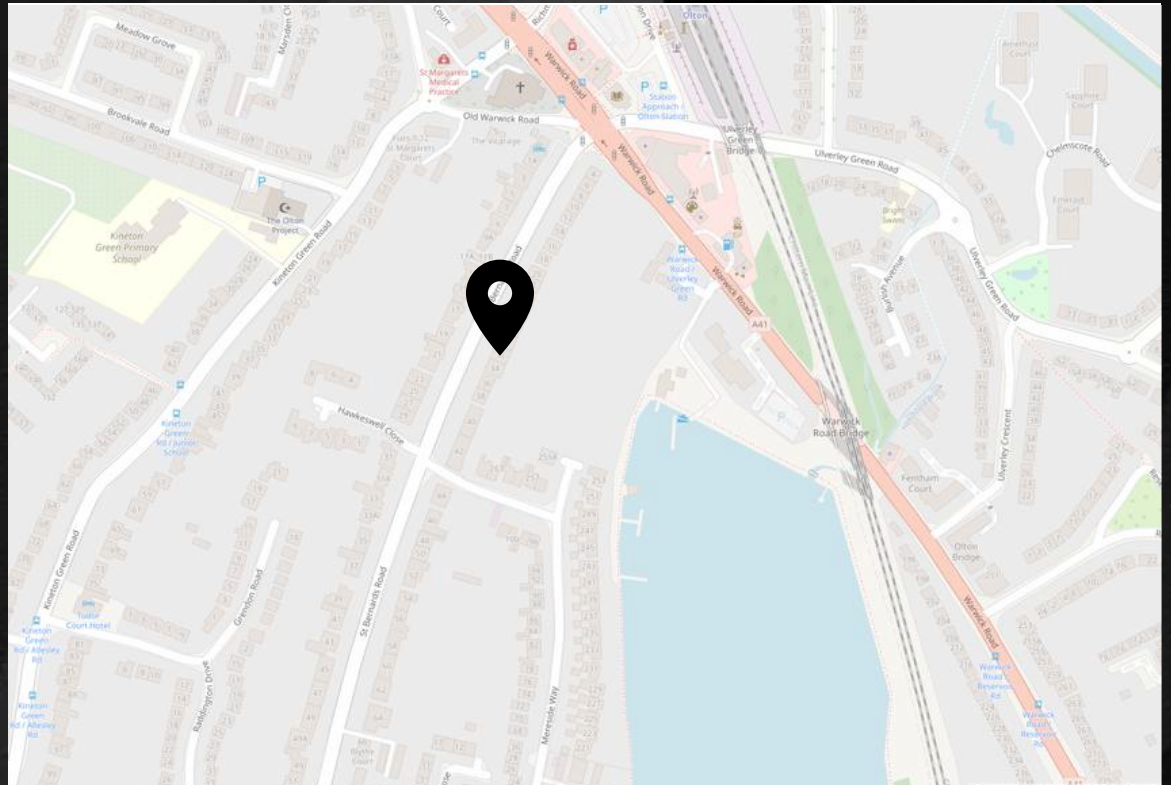
Garage & Driveway Parking for 4 cars

FLOOD RISK

Low Risk

COVENANTS

Conservation Area



LOCATION

Situated in a sought after neighbourhood, 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.

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 are 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.

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

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