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**209a ST. BERNARDS ROAD
SOLIHULL
B92 7DL**

Exceptional FIVE bedroom executive detached property built in 2014 by a well-respected local property developer. Located on one of the most popular roads in Solihull, just five minutes drive from Solihull Town Centre and backing onto the prestigious Robin Hood Golf Club

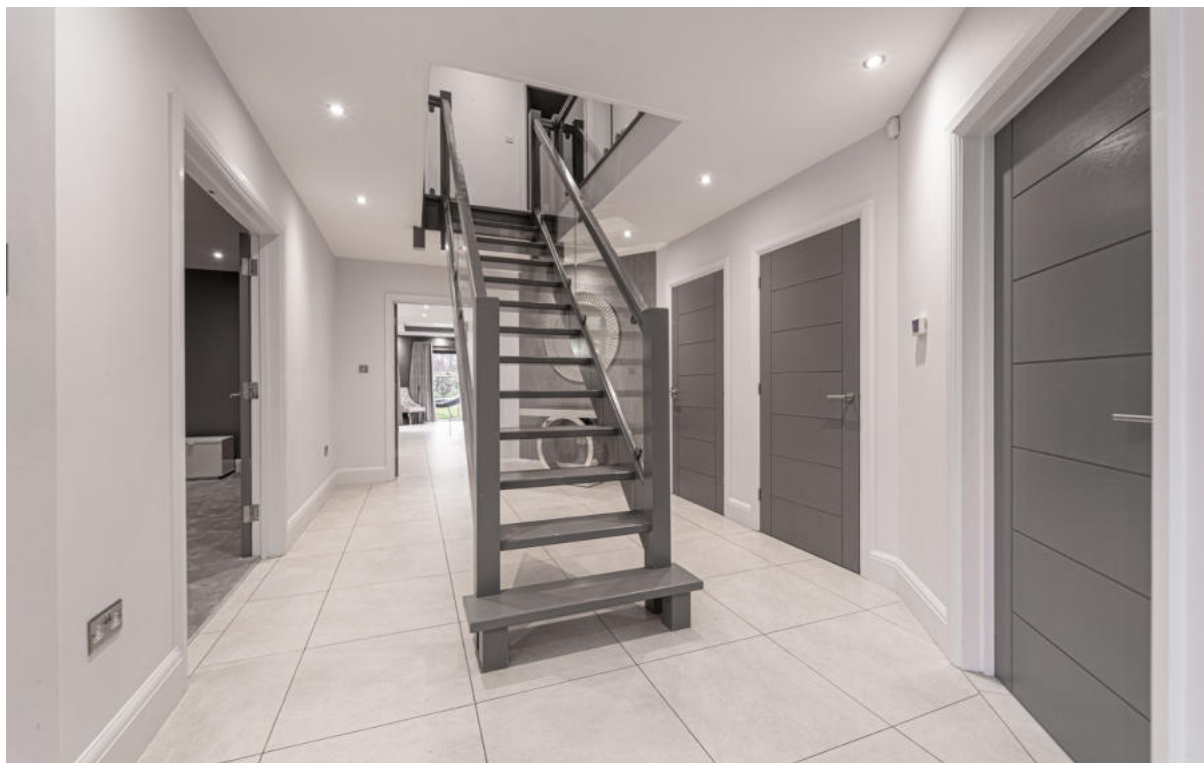
209a St Bernards Road

This well-presented home combines space, comfort and thoughtful design across three floors, ideal for family living. Set behind secure automated gates, it opens to a generous layout including a standout open-plan kitchen dining living space, several en-suite bedrooms and versatile rooms suited to modern lifestyles. With a mature rear garden overlooking the golf course, a double garage and a gated driveway, it offers privacy, convenience and attractive surroundings.



Stepping through the contemporary oak door, the hallway sets the tone with its generous proportions and ceramic tiling. To the left, the lounge provides a calm retreat with soft carpeting and a feature fireplace creating a relaxed evening atmosphere.

The heart of the home unfolds to the rear where the open-plan kitchen dining living area offers a particularly inviting space. Designed for day-to-day ease and sociable family occasions, it blends modern cabinetry, practical workspace and room for both dining and lounging. Bi-fold doors draw in natural light and open seamlessly to the patio, allowing indoor and outdoor living to flow throughout the seasons.







The central wood and glass staircase rises to a bright landing leading to four double bedrooms. Two bedrooms enjoy their own en-suite, offering welcome privacy. The principal bedroom captures wide-reaching views across the neighbouring golf course, adding a sense of calm at the start and end of each day. One of the adjacent bedrooms has been adapted into a well-appointed dressing room with extensive storage, creating a thoughtfully organised space. A stylish family bathroom with a freestanding bath completes the floor.

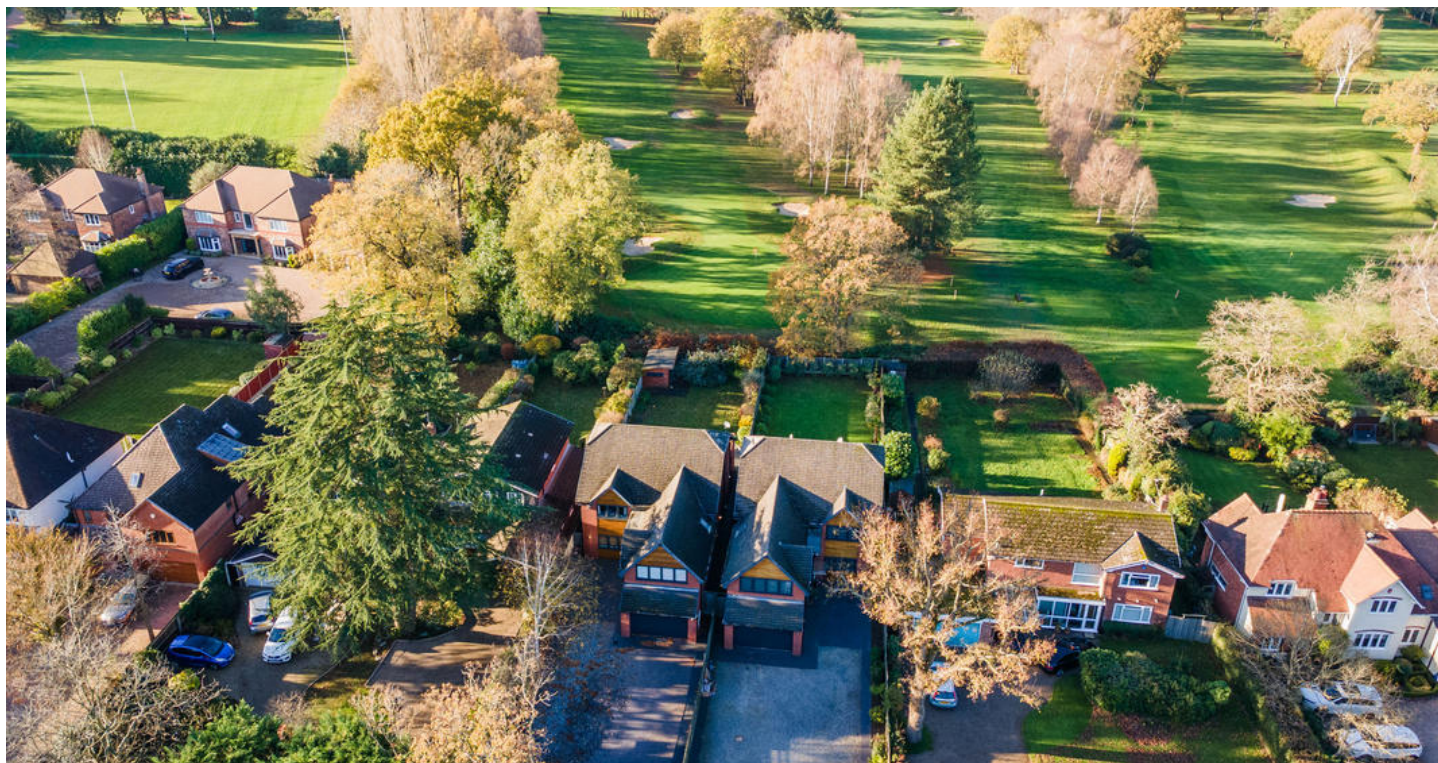
The remaining bedroom is situated on the top floor, features fitted wardrobes and generous en-suite. Previous owners have used this as a cinema room perfect for relaxing family nights in..

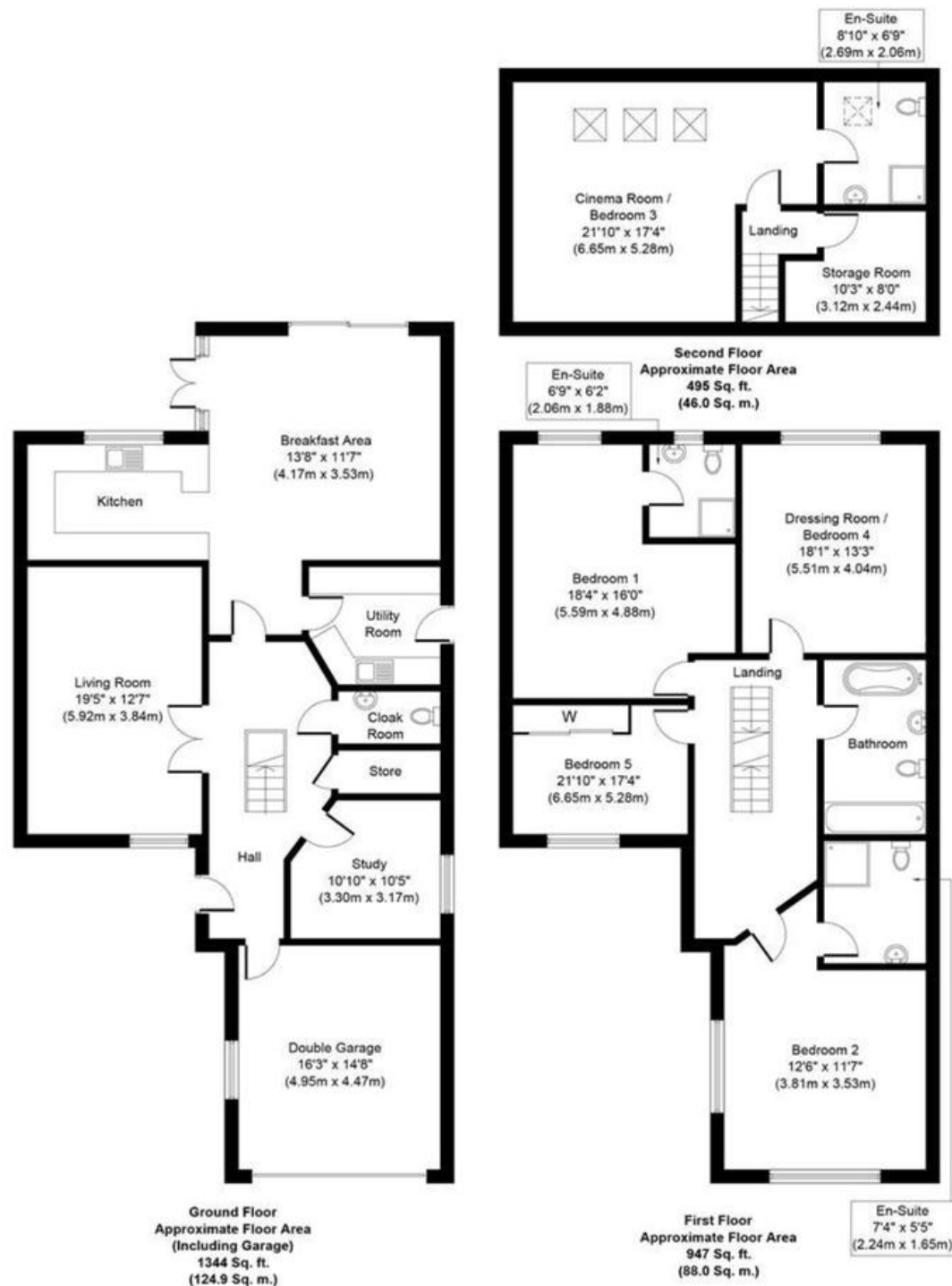






The rear garden is a peaceful setting with a lawn framed by established trees and shrubs that open out to views of the golf course. The patio provides an inviting spot for outdoor dining while a useful summer house, complete with electricity, lends itself to office use, a gym or a children's play space. A further decked area adds another option for seating. At the front, the property benefits from a double garage and ample parking set behind private gates, offering both security and convenience.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Modern Five Bedroom Family Home
- Private Gated Gravel Driveway
- Open Plan Kitchen Dining Space
- Five Bedrooms - Three with En-Suites
- Golf Course Outlook
- Contemporary Wood Glass Staircase
- Versatile Dressing Room Option
- Double Garage with Large Drive for Parking

SIZE

Total - 2,786 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	6 Mbps	0.8 Mbps
Superfast	40 Mbps	9 Mbps
Ultrafast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: EE 86%, Vodafone 83%, Three 80%, O2 80%

PARKING

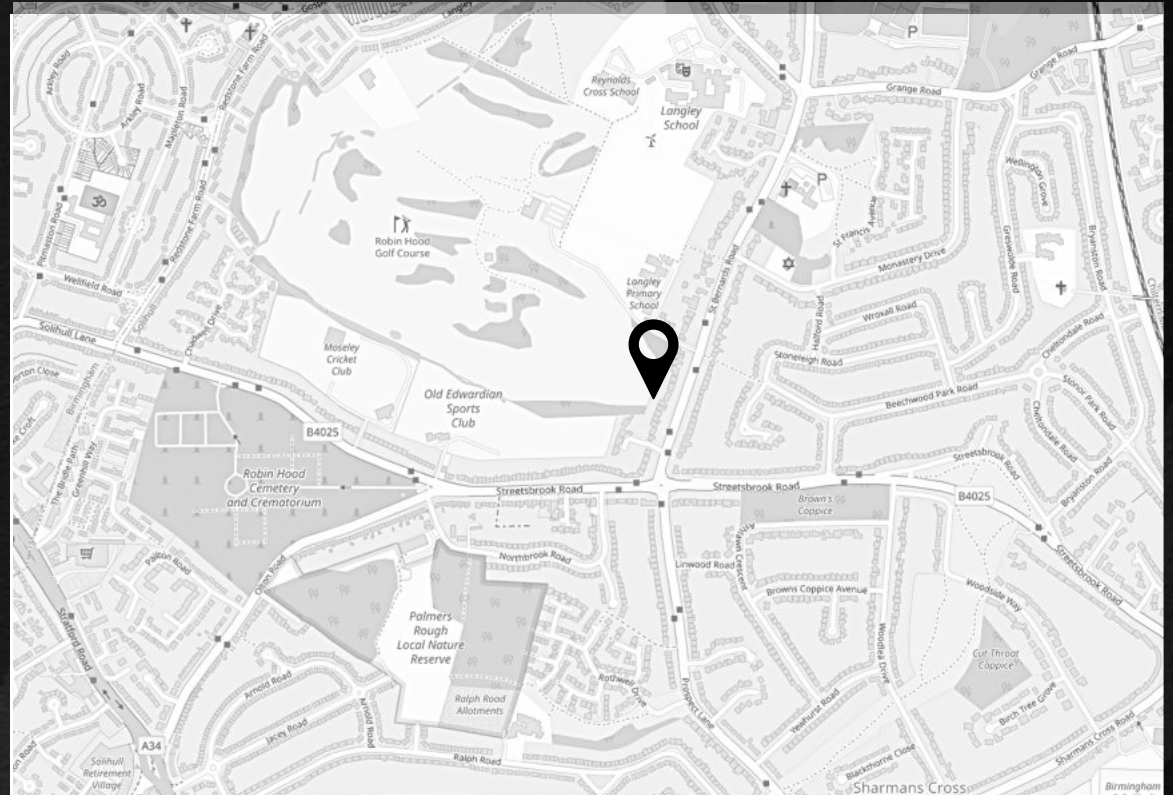
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

The property is conveniently located within a 5 minute drive from Solihull town centre which offers excellent state and private schooling. The renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track, as well as Solihull's many shops, restaurants, bars and the John Lewis department store are all close to hand.

Solihull Train Station is just under 1.5 miles away with Olton trains station a touch closer. The M42 and M40 motorways provide fast commuter links to the M1, M5 and M6. Birmingham International Airport and Railway Station are also just a short drive away.

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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