



# 1a St Bernards Road

Olton B92 7AU





# Ia St Bernards Road

Olton, Solihull B92 7AU

5 Bedrooms 3 Bathrooms 3 Receptions

“An elegant and spacious three-storey home finished to an exceptional standard throughout....”

Scott Richardson Brown CEO

- An exceptionally presented detached home which benefits from five spacious double bedrooms split across two floors.
- The principal bedroom features its own en suite and dressing room, enhancing the sense of luxury, space and privacy to the home.
- The kitchen serves as the heart of the home, seamlessly opening onto the patio to create a bright and airy space to entertain.
- Three versatile reception rooms, as well as an enclosed garden, create an ideal space for family living.
- The property also includes ample off-road parking to the front, all monitored by a security alarm system.
- Located in Olton, the home benefits from the nearby amenities in Birmingham and Solihull, including an array of schools, transport links and amenities.



2304 sq ft / 214 sq m





## The entrance hall

The recessed porch opens into a welcoming entrance hall, where the spaciousness and versatility of this beautiful home are immediately evident. The hall features a staircase leading to the first floor, a convenient ground-floor WC and a useful coat cupboard. Neutrally decorated, the hallway is fitted with Kardean flooring, which seamlessly extends into the study, family room and WC, setting the tone for the sophisticated home.





## The kitchen

At the heart of the home lies the bespoke open-plan kitchen and dining area, featuring polished porcelain tiles, matte cashmere handle-less units topped with a stone work surface. The space features integrated appliances, including a dishwasher, fridge freezer, eye-level oven, microwave and five-ring induction hob with extractor. A large central island provides additional storage and separates the kitchen from the dining area, which comfortably seats eight and opens via French doors onto the patio, seamlessly connecting indoor and outdoor living.







Accessible from the kitchen, the utility room is a practical space designed for everyday convenience. It includes a sink, designated spaces for a washing machine and tumble dryer and ample built-in storage to keep everything neatly organised.







## The family room

To the right of the hallway is a stunning, versatile family room that can easily serve as an elegant formal dining space. A large bay window with a built-in window seat overlooks the front of the property, enhanced with triple glazing for added energy efficiency and privacy. Flooded with natural light, this beautifully appointed room feels airy and spacious, offering both charm and adaptability to suit any homeowner's needs.







## The living room

Situated at the rear of the home, this beautifully spacious living room features a gas fireplace with a solid marble surround and stone hearth, serving as a striking focal point. High ceilings with deep coving and wide French doors opening onto the patio enhance the room's bright, airy atmosphere, seamlessly connecting indoor and outdoor spaces. This inviting area is perfect for entertaining guests or enjoying cosy evenings by the fire.







## The study

Completing the ground floor is the study, located to the left of the hallway. Fully fitted with built-in storage cupboards, a corner desk, drawers, shelving and numerous power points, this space is ideal for those needing privacy when working from home.





## The first floor landing

As you ascend the staircase from the entrance hall, you are met by a spacious landing which provides access to bedrooms one, two and three, the family bathroom and stairs to the second floor.





## The principal bedroom

The bright and spacious principal bedroom is a generously sized double with ample space for a king sized bed and additional free standing bedroom furniture. Sunlight floods in through two windows that provides views of the garden.







## Principal en suite & dressing room

The principal suite also enjoys a beautifully appointed en suite and walk-through dressing room. The en suite features a sleek walk-in rainfall shower, bidet, WC and washbasin, creating a private and luxurious retreat. The dressing room, lined with bespoke fitted wardrobes on both sides, offers ample storage in a thoughtfully designed space.







## Bedrooms two & three

Bedroom two, a spacious double and bedroom three, a comfortable single, both overlook the front of the property. Bedroom two includes a built-in double and single wardrobe with shelving, while bedroom three features space for cupboards and shelving, making both rooms ideal as functional and inviting family bedrooms.







## Family bathroom

The family bathroom is finished to an exceptionally high standard, featuring modern grey textured tiles and a sleek, contemporary suite. The space includes a centre-fill bath, a separate corner shower cubicle with a rainfall shower, large stone ceramic floor tiles, a WC and a washbasin set within a vanity storage unit. A triple wall-mounted mirrored cabinet offers additional storage, while the window has been fitted with triple glazing to enhance energy efficiency and privacy.





## The second floor landing

Stairs ascend to the second floor, where the stylish décor continues seamlessly through the two bedrooms and bathroom. The landing area is equipped with built-in shelving and a spacious storage cupboard to maximise functionality. All windows on this floor have been upgraded with high-specification Velux windows complete with blinds, including a remote-controlled window on the landing for added convenience.





## Bedroom four

Bedroom four is a wonderful dual-aspect space, featuring a triple-glazed window to the side and new high-specification Velux windows with blinds and acoustic glass, ensuring a peaceful and comfortable atmosphere.





## Bedroom five & craft room

The fifth bedroom and the craft room are both generously sized rooms. Bedroom five features a fitted wardrobe and is filled with abundant natural light, creating a bright and airy feel. The craft room, with its pitched roof and full-height ceiling, is currently set up as an art room but offers great versatility that can easily be adapted for various uses.





## The shower room

Located on the second floor, the shower room reflects the same high-quality finish as the rest of the home. The space features a single shower enclosure, a sleek vanity sink unit, a low-level WC and full-height tiling with chrome trim. Ceramic flooring and a Velux window complete this polished, sophisticated space.





## The garden

The completely private, westerly-facing rear garden is bordered by new fencing panels and mature plantings, enjoying sunlight throughout the afternoon. A paved patio, ideal for seamless indoor-outdoor entertaining, overlooks a spacious lawn. To the side, an established Japanese rockery and BBQ area add unique charm and tranquillity to this serene retreat. At the garden's far end, a lockable metal storage shed provides additional convenience.





## Location

St. Bernards Road is a highly sought-after, tree-lined address in the prestigious village of Olton, conveniently located near the vibrant town of Solihull, which offers a fantastic range of shopping, bars, and restaurants.

Ideally situated for commuters, Olton station is just a short walk away, providing direct routes to Birmingham, while the M42 is only a 10-minute drive, linking easily to the M40, M5, and M6 motorways. Birmingham Airport is also only 15 minutes away by car, adding further convenience.

Residents can enjoy the scenic Olton Reservoir and a variety of nearby amenities, including two golf clubs within walking distance. The area is also served by excellent schools, from Blossomfield Infant and Nursery School and Coppice Junior School to the popular Tudor Grange Academy and Solihull School. Solihull College and access to Birmingham's top universities make this location ideal for families and professionals alike.

## Services

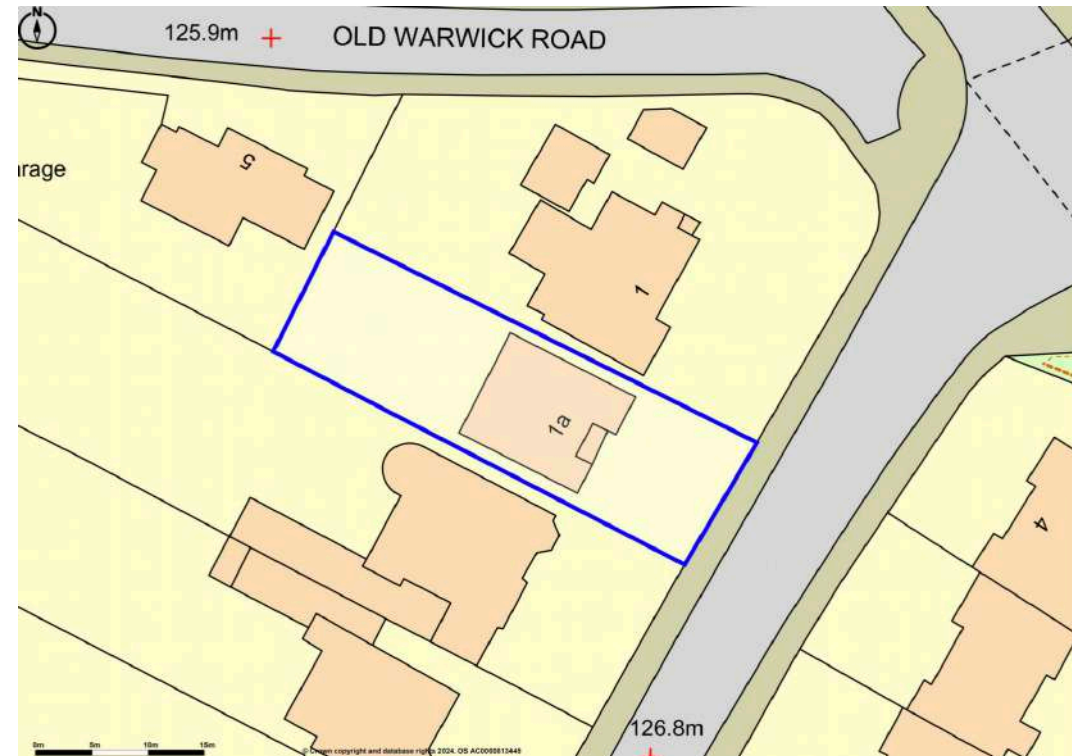
The property benefits from mains gas, electricity, water and drainage, as well as a fitted security alarm system and high speed broadband.

## Agent note

Please note that all bespoke fitted blinds, (kitchen, living room, master bedroom) and all integrated appliances are to be included in the sale.

## Council Tax

The Council Tax banding for this property is **Band G**

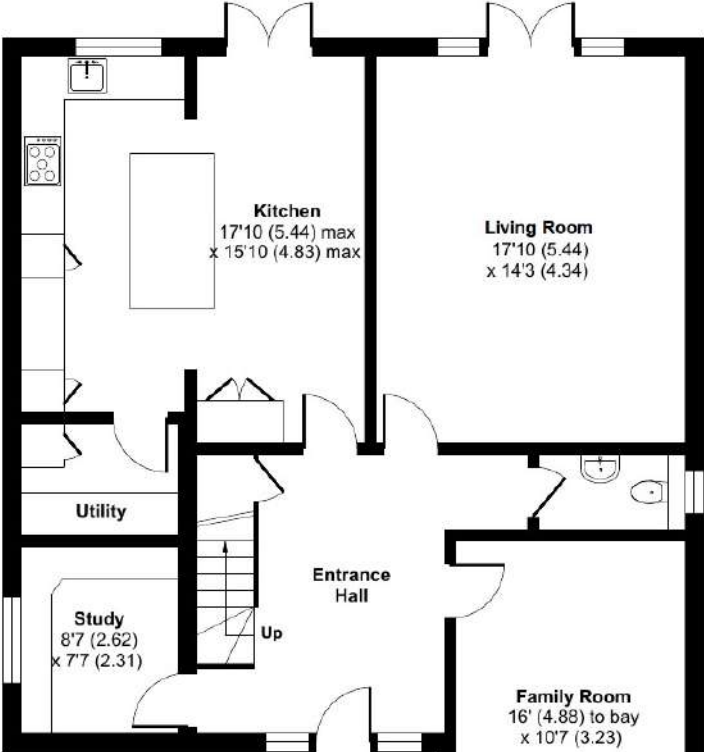




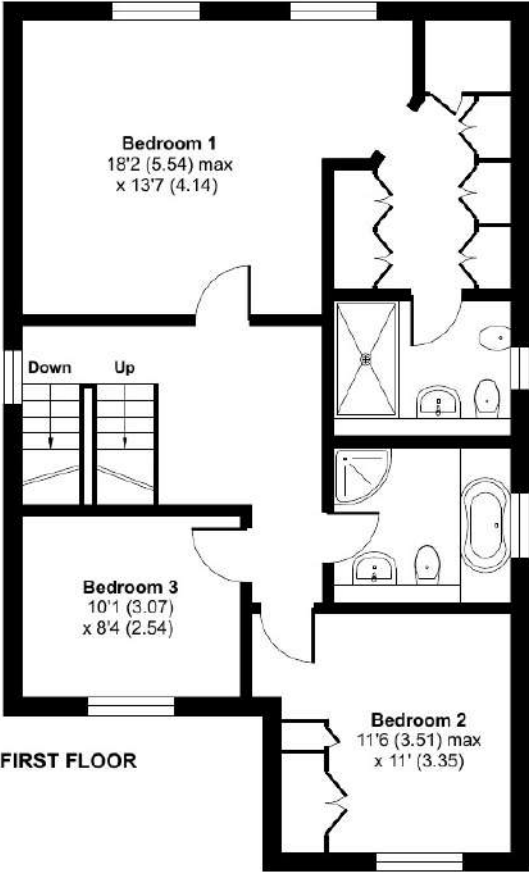
# St. Bernards Road, Solihull, B92

Approximate Area = 2304 sq ft / 214 sq m

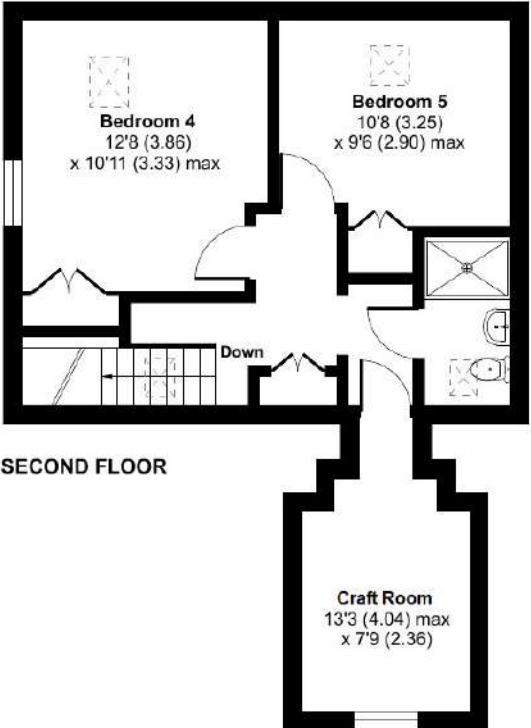
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for guidance only and must not be relied upon as a statement of fact



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