



smarthomes



- A Beautifully Presented Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Superb Modern Breakfast Kitchen

St Bernards Road, Solihull, West Midlands, B92 7DL Offers Over £700,000

A beautifully presented detached family home offering four bedrooms, two reception rooms, superb modern breakfast kitchen, utility, guest WC, en-suite, shower room, landscaped rear garden with views over Golf Course, double garage and off-road parking

EPC Rating - 71 Current Council Tax Band - F





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a long driveway with mature landscaped gardens, providing off road parking and extending to double garage. Access is gained via a double glazed door leading into

### Enclosed Porch

With double glazed windows, quarry tiled flooring and further glazed door with matching window to side leading through to

### Entrance Hallway

13' 8" x 6' 3" (4.17m x 1.91m) With ceiling light point, central heating radiator with decorative cover, open style wooden staircase leading to the first floor accommodation and archway leading off to







### **Dining Room to Front**

12' 0" x 10' 0" (3.66m x 3.05m) With double glazed bow window to front elevation, central heating radiator, coving to ceiling, ceiling light point and double opening glazed doors to the lounge.



### **Guest WC**

With low flush WC, vanity wash hand basin, tiling to splash back areas, obscure double glazed window to side, tiled flooring, central heating radiator and ceiling light point

### **Breakfast Kitchen to Rear**

16' 0" x 10' 0" (4.88m x 3.05m) Being fitted with a range of white high gloss wall, drawer and base units with Quartz work surfaces over and matching upstands, sink and drainer unit with mixer tap, built-in Neff oven and ceramic Neff hob with extractor over, slate effect flooring, central heating radiator, spot lights to ceiling, double glazed window to rear and side, double glazed door leading out to the rear garden and door to utility room.



### **Utility Room to Side**

8' 4" x 7' 0" (2.54m x 2.13m) Fitted with wall and floor mounted units with slate effect work surface over incorporating a sink and drainer unit with mixer tap, wall mounted Baxi central heating boiler, freestanding freezer, washing machine and condensing dryer, central heating radiator, tiling to half height, ceiling spot-lights and UPVC double glazed window to side

### **Lounge to Rear**

17' 10" x 13' 7" (5.44m x 4.14m) With large double glazed sliding patio doors leading out to rear garden, fireplace with marble hearth and coal effect gas fire, central heating radiator and three wall light points.

### **Accommodation On The First Floor**

#### **Gallery Style Landing**

With ceiling light point, double glazed window to the front, loft hatch central heating radiator and doors leading off to

### **Bedroom One to Rear**

13' 6" x 13' 8" (4.11m x 4.17m) With double glazed window to rear elevation, central heating radiator, ceiling light point, built-in triple wardrobes and door to en suite.

#### **En-Suite**

7' 6" x 5' 7" (2.29m x 1.7m) Being fitted with a three piece white suite comprising of; corner walk-in shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush WC and pedestal wash hand basin, complementary tiling to walls and floor, extractor, chrome heated towel rail, obscure double glazed window to side and spot lights to ceiling

### **Bedroom Two to Front**

10' 5" x 10' 3" (3.18m x 3.12m) With double glazed window to front elevation, central heating radiator, built-in wardrobes and ceiling light point

### **Bedroom Three to Rear**

13' 4" (max) x 10' 3" (4.06m x 3.12m) With double glazed window to rear elevation, sliding mirrored double wardrobe, central heating radiator and ceiling light point

### **Bedroom Four to Front**

10' 6" x 7' 0" (3.2m x 2.13m) With double glazed window to front elevation, central heating radiator and ceiling light point

#### **Shower Room to Side**

7' 0" x 7' 3" (2.13m x 2.21m) Being fitted with a three piece white suite comprising; oversized walk-in shower cubicle with glazed sliding door and thermostatic shower over, vanity unit incorporating concealed flush WC, wash hand basin with mixer tap and storage beneath, tiling to floor and walls, extractor, obscure double glazed window to side, ladder style central heating radiator and spot lights to ceiling



### Rear Garden

Being mainly laid to lawn with block paved patio area wrapping round to the side of the property, gated side entrance, double glazed door to garage, hedging to boundaries and a variety of mature shrubs, trees and bushes

### Double Garage

17' 6" (max) x 14' 5" (max) (5.33m x 4.39m) With electric up-and -over door to the front, power and light.

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - F







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