



149 St. Bernards Road
Solihull | West Midlands | B92 7DH

FINE & COUNTRY

149 ST. BERNARDS ROAD

This delightful contemporary family home, located on one of Solihull's most prestigious and sought-after residential roads, is presented to an exceptionally high standard having only recently been beautifully refurbished throughout. This substantial, detached property is approached via a shared entrance to a large private driveway from the ever-popular St Bernards Road – a two-minute drive from the fabulous shops and restaurants on Dove House Parade and a ten-minute drive from Solihull's vibrant town centre with its highly-acclaimed schools and enviable healthcare services.



This 1992 Bryant Homes property, originally the show-home for the three houses on St Bernards Road and those in Greyfriars Close, comprises downstairs: an entrance vestibule, reception hall, guest cloakroom, modern kitchen, dining room, snug/TV room, living room, conservatory, utility/boot room, swimming pool cloakroom and integrated part converted garage. Upstairs: the principal bedroom suite with its large en suite, together with three further double bedrooms and a family bathroom. The loft space, accessed by a three-section ladder, has been partly boarded and offers a large and extremely useful storage area.

The mature rear garden, landscaped to an incredibly high standard, boasts a large, heated, luxury swimming pool with hot shower, sun terraces, a covered food preparation area and bar that includes a Mediterranean-style masonry barbecue, and large, windowed garden shed. The property frontage offers generous off-road parking for many cars and a feature, night-lit, eighty foot pine tree.

The front aspects look onto the beautiful Olton Friary and its grounds, whilst the rear windows look onto the swimming pool and private gardens.

Freehold. EPC Rating D. Council Tax Band F.

Set well back behind a walled frontage with mature laurel hedging, the property is approached by a well-maintained brick driveway from where the high quality of the house and its decoration can be immediately appreciated; from its pristine roof to smart recently installed anthracite composite double-glazed windows and doors.

The downstairs comprises:

Entrance Vestibule – Its substantial composite front door leads to a slate-floored porch suitable for the storage of boots and cloaks. A large, glass-panelled door opens into:

Reception Hall – A stunning entrance to the house featuring a newly fitted and extremely impressive oak staircase with luxury central carpet runner, and beautiful oak flooring. A tall antique-style radiator and vintage lighting add to the tasteful and relaxing décor that is echoed throughout the house, creating a warm, welcoming ambiance. The reception hall leads firstly to:

Snug/TV room – Currently used as a quiet hideaway, separate TV lounge and library, this cosy oak-floored retreat also features a tall antique-style radiator and vintage lighting. This room would also make a wonderful study with its large picture window to the front looking directly towards the Friary.

Guest Cloakroom – The reception hall leads also to a large, well-appointed washroom and benefits from a large ladder-style towel radiator.

Living Room – The reception hall leads then to the elegant and chic main living room with its oak flooring, vintage lighting, rustic multifuel stove, slate hearth, oak mantelpiece and antique-style radiators. It's large bay window enjoys private views of the front gardens with its delightful night-lit tree, and across to Olton Friary.

Kitchen – Via a contemporary glazed door, the reception hall leads also to the spacious and cool-looking kitchen with its fabulous black fleck granite countertops, upstands and splashbacks and beautifully contrasting off-white fashionable cabinetry with its stylish nickel handles. Installed with an excellent range of high-end appliances including a Smeg dishwasher, Neff electric oven, microwave and four ring induction hob, the kitchen also includes a stainless steel double sink and Samsung American fridge freezer with chilled water and ice dispenser.

Dining Room – Conveniently located next to the kitchen and through a contemporary glazed door, is the immaculately presented dining room with its beautiful oak flooring, smart antique-style radiator, vintage lighting and elegant décor. Looking though windowed double doors to front and a large, double-glazed picture window to the rear, the dining room affords uninterrupted views of the living room, conservatory, and the gardens beyond. A double-glazed door to the rear leads to:

The Conservatory – Currently used as a music room, the conservatory with its smartly tiled floor is ideal as a further reception room. Its full venetian blinds keep it cool in the summer with a sliding door giving access to the private rear gardens and swimming pool.









Seller Insight

“It was the superb location which first attracted us to the property,” say the current owners of this fantastic 4 bedroom home. “St. Bernards is one of the most sought-after roads in Solihull, and being set back from the road, the property is not overlooked and does not face any other houses. Thus the setting is very private, yet incredibly central.”

“Our first impression was that the house was in need of some love and care,” the owners continue, “However we could see the potential within the property and wanted to restore it to its original state. We also saw the opportunity to resurrect the swimming pool to its former glory. Therefore, since purchasing the house, we have replaced virtually everything, or carefully restored when replacement wasn't necessary.”

Now, this is the ideal home for everyday life and entertaining alike. “The log burner in the living room makes for cosy winter evenings,” the owners say, “Then in summer, night swimming with the lights on in the heated pool is simply fabulous! The spacious kitchen is a very sociable space, while the private back garden is perfect for al fresco entertaining. It is lovely to sit out during the evening in summertime, with the pool and garden lights on and the barbecue lit - it feels like being at a villa in another country.”

The local area has much to recommend it, too. “Dovehouse Parade is a two minute drive or ten minute walk away and has almost everything you could need, including a really splendid Indian restaurant which we frequent,” the owners say. “Our children are fully grown and didn't attend the local schools. However, they did use the buses and trains, transport being very conveniently located with a bus stop just up the road and Olton railway station a two minute drive away. Even Birmingham Airport is close by (twelve minutes by car), therefore we often allow our driveway to be used by relatives if they are flying out of Birmingham. We have very much enjoyed living opposite the Friary, it being a beautiful building, and love being able to see the spire over the treetops. Our immediate neighbours are fantastic, too, creating a lovely little community on St. Bernards Road.” *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Utility Room – Leading off the kitchen, the large laundry and boot room enjoys the same high-quality black fleck granite countertops, and off-white fashionable cabinetry as that of the kitchen. Dedicated spaces for separate washer and dryer, together with huge amounts of storage space and a granite composite double basin drainboard sink make this area extremely useful. The swimming pool heat exchanger and ultra-quiet filtration system are neatly housed in its cabinetry.

Swimming Pool Cloakroom – From the utility room, and within a few steps of the backdoor, is a further cloakroom fitted with WC and hand wash basin ideal for use of swimming pool users.

Converted Garage/Science Laboratory – Leading from the utility room is the integrated garage which is currently given over to a superb science lab; thus, benefitting from some upgrading in terms of a reinforced insulated garage door, insulated wooden flooring, along with its own water supply. There is separate housing within the garage for the ultra-large high-pressure water system, new gas-fired boiler, and wireless heating controls.

The newly installed and extremely impressive oak staircase with luxury central carpet runner takes you to the first floor where a light and airy landing leads to the upstairs accommodation.





The first floor comprises:

Master Bedroom – This spacious and beautifully presented light and airy room takes in delightful views of the front gardens, trees, and the Friary opposite through the large picture window with equally large radiator beneath. Leading off the bedroom is the equally generous:

En Suite Bath and Shower Room – Italian wall and floor tiling by Paloma Picasso complements the large inset Villeroy & Boch jacuzzi bath, state-of-the-art luxury shower cubical, comprehensive range of fitted mirrored cabinets and the modern Villeroy & Boch WC and hand wash basin. This extremely large en suite also benefits from two ladder-style towel radiators.

Bedroom Two – This superb king-size room enjoys enviable views of Olton Friary and the front gardens through its large picture window with radiator beneath.

Bedroom Three – This spacious double room affords a truly splendid view over the rear gardens and swimming pool with radiator beneath each window.

Bedroom Four – An immaculately presented double room with equally superb views across the front gardens and to the Friary with radiator beneath the window.

Family Bathroom – Benefiting from a jacuzzi bathtub as well as a large walk-in shower with rain head, Villeroy & Boch WC and hand basin and ladder-style towel radiator. The entire bathroom is beautifully presented in contrasting black and white tiles, creating a chic finish to this stylish space.

Loft Space – Accessed from the landing, the partly-boarded loft is reached via a three-section loft ladder. The space extends to the whole length of the property with standing room high at its centre.















Outside:

An outstanding feature of this superb family home is the equally impressive, landscaped rear garden with the focus being directed towards the hugely impressive outdoor heated swimming pool. At twenty-five foot in length and with a depth of five foot throughout, this luxurious addition to the family home certainly elevates it above the rest.

Surrounding the pool area is a beautiful Indian limestone terrace, creating the perfect spot to relax and soak up the summer sun. And with fabulous outdoor and pool lighting, the garden evokes a private Mediterranean escape during those sultry summer evenings.

Continuing the theme of outdoor living, adjacent to the pool, is the fabulous outdoor kitchen area, perfect for entertaining and al fresco dining. This elevated, covered area has a built-in stone barbeque, space for a drink's fridge, ample food preparation workspace, power and lighting.

The entire garden has been beautifully landscaped to create a peaceful and very private haven away from the hustle and bustle of daily life. And with tall natural laurel screening, you have complete privacy when taking a dip.

Part of the garden is given over to a lawned area, with a small water feature to the rear and a smart railway sleeper border, creating deep beds for an array of mature shrubbery. Clever planting creates depth and colour throughout the year with magnolia, pieris, acers and red robins to name a few.

There is also a convenient outdoor shower with hot and cold-water supply and a large storage shed with power and lighting next to the high gated side entrance allowing access through to the front.



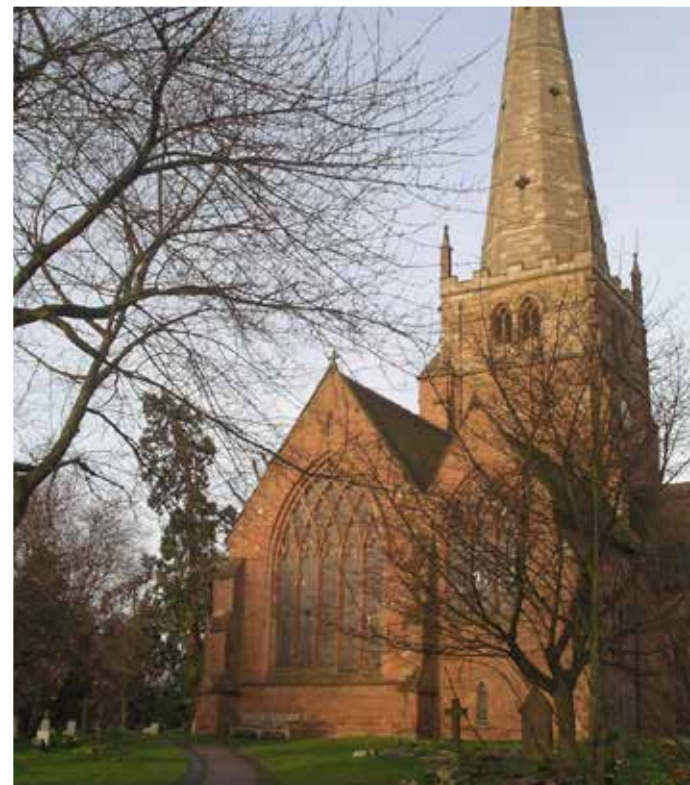


SOLIHULL

Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The town itself offers an excellent range of amenities including the first-class award-winning shopping centre Touchwood, with a John Lewis flagship store heading up eighty high street retail names, twenty bars and restaurants, and a nine-screen cinema complex. There is also a state-of-the-art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/athletics track, several nearby private golf courses, and an ice rink.

The town and surrounding areas benefit from access to Birmingham International railway station and airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena, and the fabulous newly opened Resorts World Birmingham with fifty outlet stores, eighteen stylish bars and restaurants, an eleven-screen cinema, and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5, and access to the north along the M6 motorway corridor.

Solihull also offers some excellent schools, both for private education together with superb college options for higher education.





Services

Mains gas, electric, water and drainage
 Super-fast City Fibre Installed

Additional Information

No. 147 St. Bernards Road has right of access via the shared drive entranceway.

The property is part of a Conservation Area and subject to tree preservation orders.

Tenure:

Freehold

Local Authority

Solihull Metropolitan Borough Council
 Council Tax Band F

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

Opening Hours

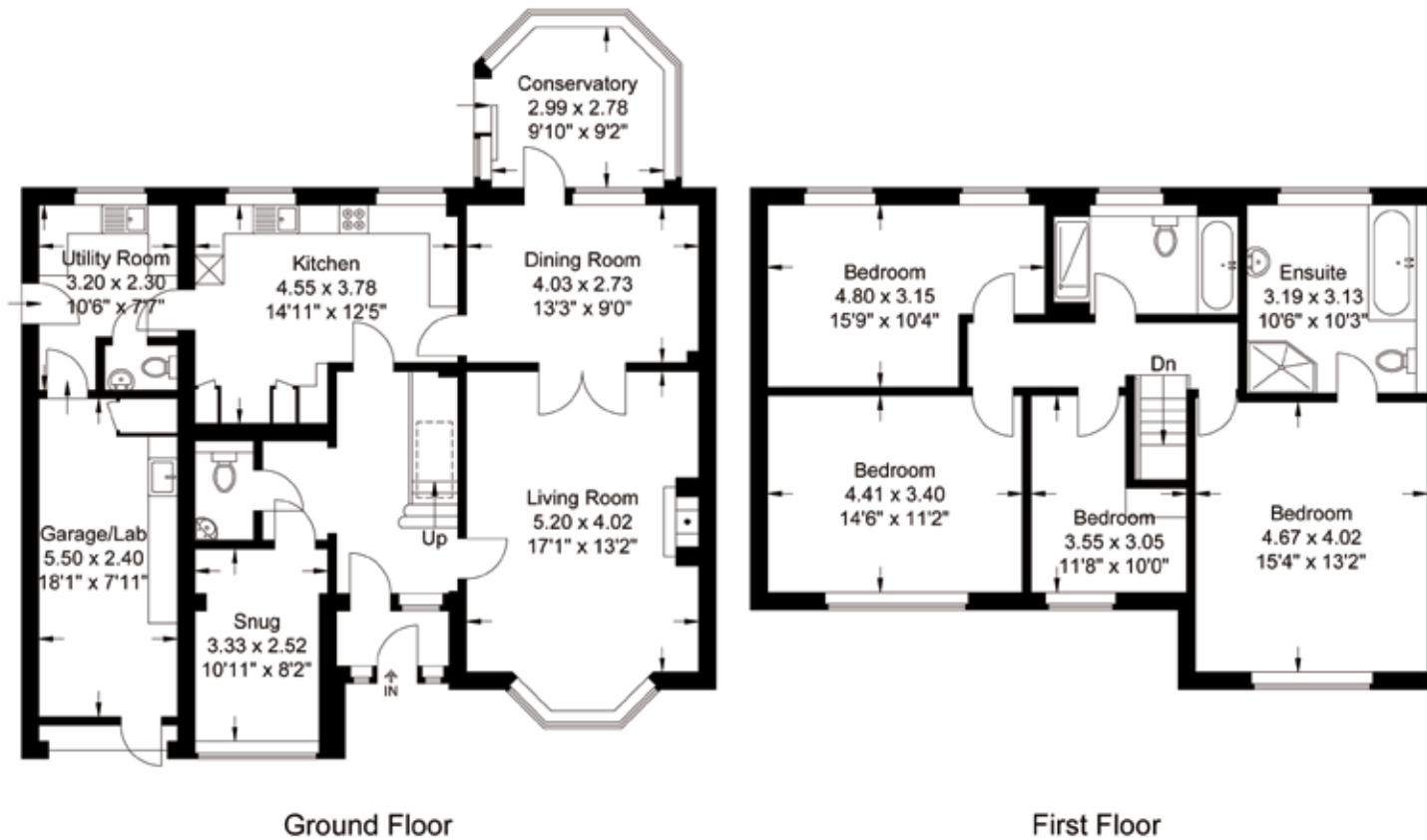
Monday to Friday 9.00 am - 18.00
 Saturday 10.00 am - 16.00
 Sunday By Appointment Only



Approximate Gross Internal Area = 189.88 sq m / 2043.85 sq ft
(Including Garage)

Garage = 13.20 sq m / 142.08 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		





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With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

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"We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process"... "Well worth the fee paid"

"A big thank you to both Martin and Rachel!"

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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