



## The Manor, St. Bernards Road

Guide Price £875,000





## PROPERTY OVERVIEW

Introducing a rare opportunity to acquire a luxury duplex four-bedroom apartment, nestled within a secure gated development on one of the most coveted roads in Solihull. This stunning penthouse epitomises sophistication and offers an unparalleled level of accommodation for the discerning buyer.

Upon entry through the communal entrance, residents are greeted with the convenience of lift access to all floors, ensuring ease of mobility throughout the residence. Stepping into the apartment, one is immediately struck by the grandeur of the impressive entrance hallway, setting the tone for the elegance that awaits within.



At the heart of this remarkable home lies a spacious open plan breakfast kitchen, featuring abundant work surfaces, a dining area, practical utility attached and double doors that lead out to a superb balcony, perfect for soaking in the surroundings. The property further boasts a generously sized living room and a separate dining room, offering ample options for entertaining and relaxation.



The opulent living space extends to two double bedrooms with fitted storage and lavish en-suite bathrooms, providing privacy and comfort to residents and guests alike. Ascending the stairs, a versatile area presents itself, ideal for use as a fourth bedroom, an additional living space, or a home office. Completing the upper level are another double bedroom with its own en-suite and a study, catering to various lifestyle needs.

Delighting in an abundance of natural light that fills the home, the property offers a serene and inviting ambience throughout. Outside, residents can enjoy the beautifully maintained communal gardens, along with secure off-road parking and a single garage, ensuring convenience and peace of mind.

To truly grasp the magnificence of this exceptional apartment, viewing is essential. Don't miss this exclusive opportunity to relish in luxurious living at its finest.





#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Leasehold



- Luxury Four Bedroom Duplex Apartment
- Set Within A Secure Gated Development
- Breakfast Kitchen With Balcony
- Living Room & Dining Room
- Four Bedrooms & Three En-Suites
- Versatile Fourth Bedroom & Study
- Well Maintained Communal Gardens
- Allocated Parking & Single Garage
- Early Viewing Essential



**COMMUNAL ENTRANCE**

**LIFT ACCESS**

**ENTRANCE HALLWAY**

**WC**

5' 0" x 4' 1" (1.53m x 1.24m)

**BREAKFAST KITCHEN / DINING AREA**

17' 10" x 17' 9" (5.44m x 5.41m)

**UTILITY**

7' 8" x 5' 9" (2.34m x 1.74m)

**BALCONY**

**LIVING ROOM**

20' 6" x 17' 1" (6.25m x 5.20m)

**DINING ROOM**

14' 6" x 12' 11" (4.42m x 3.93m)

**BEDROOM ONE**

18' 7" x 11' 10" (5.66m x 3.61m)

**ENSUITE**

8' 8" x 7' 9" (2.64m x 2.35m)

**DRESSING ROOM**

5' 6" x 5' 0" (1.68m x 1.53m)

**BEDROOM TWO**

13' 9" x 13' 5" (4.18m x 4.10m)

**ENSUITE**

9' 1" x 6' 4" (2.77m x 1.94m)





## **FIRST FLOOR**

### **BEDROOM THREE**

17' 3" x 10' 0" (5.26m x 3.04m)

### **ENSUITE**

11' 9" x 6' 4" (3.59m x 1.94m)

### **BEDROOM FOUR / LIVING SPACE / STUDY**

31' 7" x 24' 9" (9.62m x 7.55m)

### **STUDY**

8' 2" x 6' 5" (2.50m x 1.95m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 260.0 sq.m. = 2799 sq.ft. approx.

### **OUTSIDE THE PROPERTY**

#### **BEAUTIFULLY MAINTAINED COMMUNAL GARDENS**

#### **SECURE OFF ROAD PARKING**

#### **SINGLE GARAGE**

#### **ITEMS INCLUDED IN SALE**

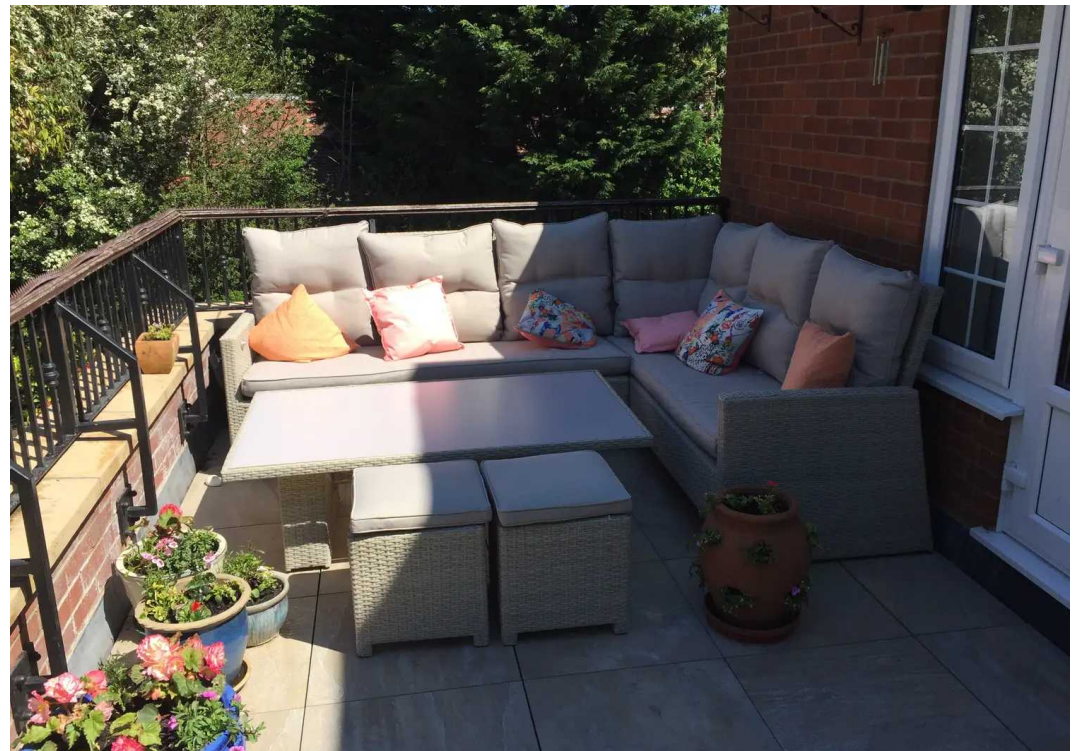
Neff integrated oven, Neff integrated hob, extractor, Salter microwave, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in four bedrooms, all light fittings and an electric garage door.

#### **ADDITIONAL INFORMATION**

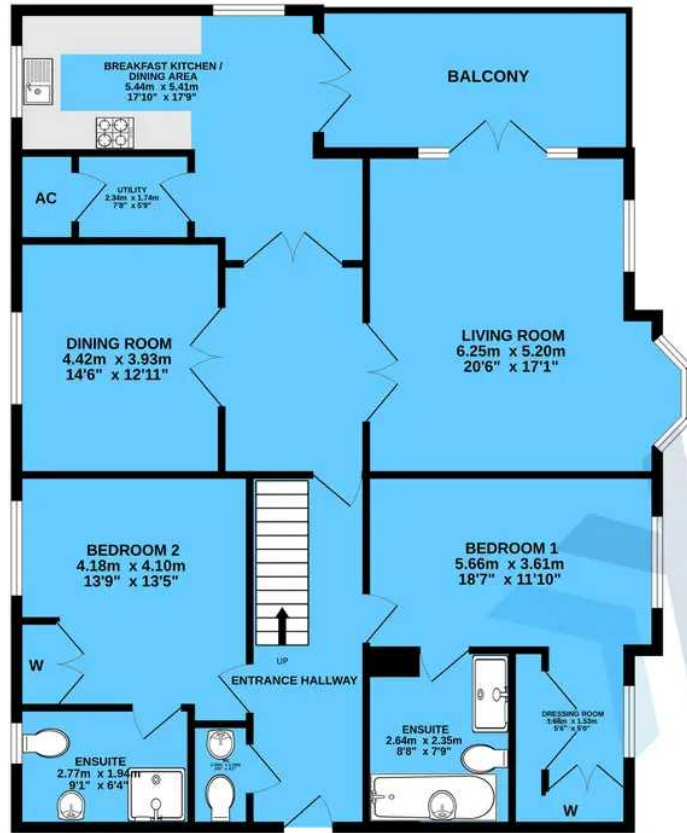
Services - mains gas, electricity and mains sewers.  
Broadband - BT. Ground rent - £250.00 (pa). Service charge - £4,100.00 (pa).

#### **MONEY LAUNDERING REGULATIONS**

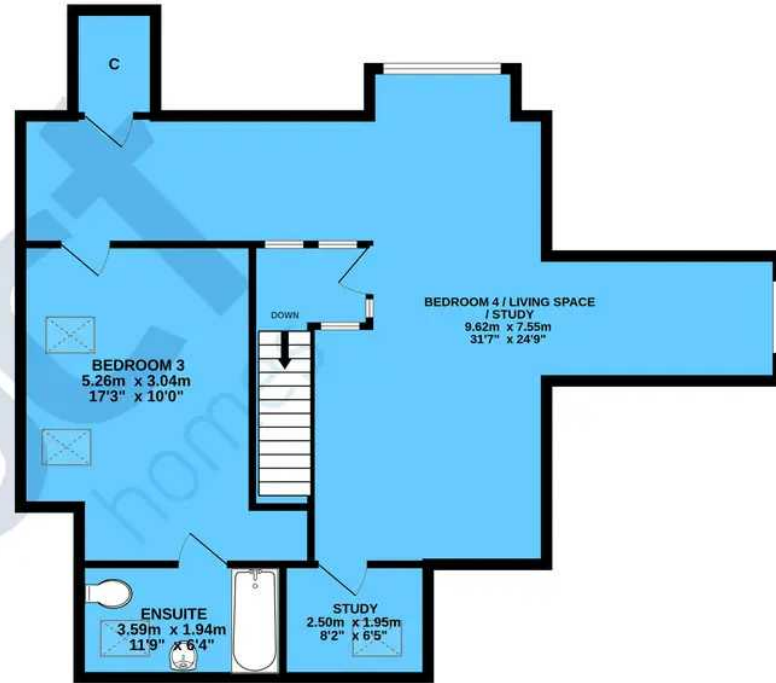
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 260.0 sq.m. (2799 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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