



St. Bernards Road, Solihull

Offers Over £1,500,000

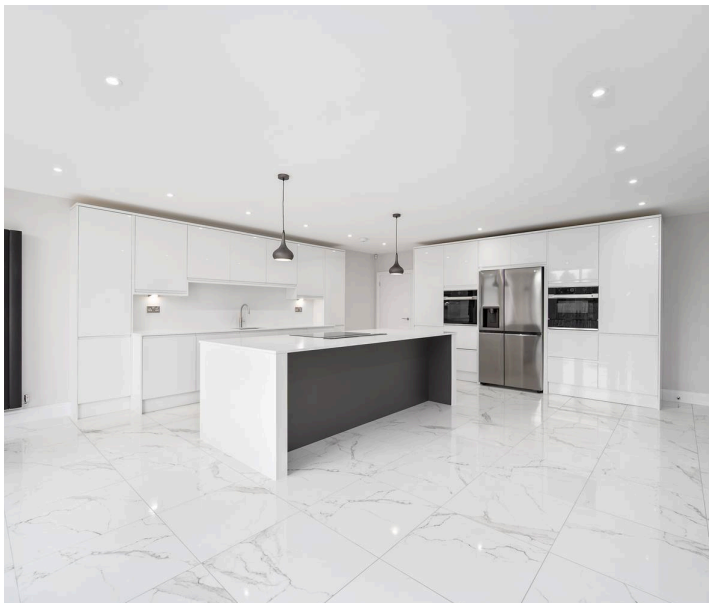
xact
EXCLUSIVE





PROPERTY OVERVIEW

A rare opportunity to purchase this impressive stunning five bedroom detached originally built in 1922 with a distinctive character from the English Arts & Crafts movement which is brought to market after it has been totally remodelled and modernised throughout to create the perfect 2025 family home. The property has a floor area of approx. 5000 sq ft. This stunning property is set behind a gated entrance with a ten car driveway into an enclosed porch opening to a superb large entrance hall with many original features with the staircase leading to the first floor. Outside the property is also a double garage. On the ground floor the property enjoys five reception rooms and a stunning brand new luxury fitted breakfast/kitchen with utility off. On the first floor the property offers enormous accommodation having five bedrooms all served by top end ensuite with electric underfloor heating and attractive bathroom furniture. The whole property was taken back to the original brickwork and internally modelled with new surfaces and fittings, all rooms have high ceilings which creates an even greater sense of room space.





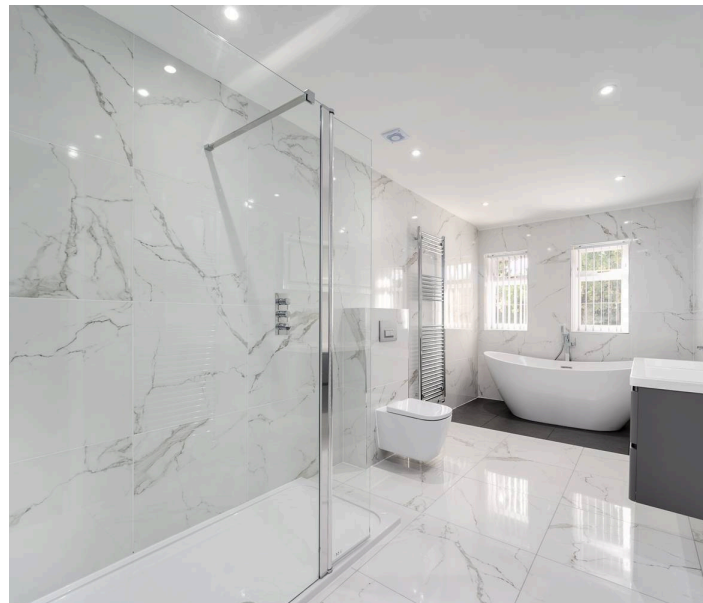
Every room is fitted with a hard wired security systems with high capacity data cables. The data cables can enable wall mounted tvs and all first fixed cabling has been carried out throughout the house to enable ceiling mounted speakers for music entertainment. To the rear of the property there is a exceptionally large natural stone patio running the length of the property complimented by a large lawned area. The land immediately behind will soon be planted with saplings which will rapidly grow to provide a deep hedge to provide additional privacy.

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: TBD

Tenure: Freehold





- Stunning Five Bedroom Detached
- Totally Transformed Property
- Originally Built In 1922
- Gated Entrance
- Five Reception Rooms
- Brand New Luxury Fitted Open Plan Kitchen/Dining Family Room
- Principal Bedroom With Nursery/Ensuite/Dressing Room
- Five New Bathrooms
- Off Road Parking For Approx Ten Cars

PORCH

ENTRANCE HALLWAY

13' 9" x 12' 2" (4.20m x 3.71m)

CLOAKROOM

SNUG

11' 8" x 15' 0" (3.56m x 4.57m)

LIVING ROOM

27' 1" x 18' 9" (8.25m x 5.72m)

BREAKFAST KITCHEN

22' 2" x 18' 10" (6.75m x 5.74m)

FAMILY ROOM

15' 11" x 14' 4" (4.85m x 4.37m)

UTILITY

14' 1" x 5' 10" (4.30m x 1.77m)

GAMES ROOM

18' 8" x 15' 6" (5.68m x 4.72m)

STUDY

8' 2" x 7' 9" (2.48m x 2.35m)



FIRST FLOOR

BEDROOM ONE

18' 11" x 16' 4" (5.77m x 4.98m)

ENSUITE

7' 4" x 16' 9" (2.24m x 5.11m)

DRESSING ROOM

18' 9" x 12' 8" (5.71m x 3.87m)

STORE ROOM

BEDROOM TWO

18' 6" x 12' 5" (5.63m x 3.78m)

ENSUITE

8' 7" x 8' 2" (2.61m x 2.49m)

BEDROOM THREE

11' 8" x 16' 1" (3.56m x 4.91m)

ENSUITE

8' 2" x 8' 0" (2.48m x 2.45m)

BEDROOM FOUR

12' 1" x 11' 1" (3.69m x 3.38m)

ENSUITE

7' 7" x 3' 11" (2.32m x 1.19m)

BEDROOM FIVE

12' 8" x 9' 1" (3.86m x 2.76m)

ENSUITE

7' 9" x 2' 10" (2.36m x 0.87m)



OUTSIDE THE PROPERTY

GARAGE

18' 1" x 20' 2" (5.50m x 6.14m)

EAST TO WEST FACING

PARKING

OFF ROAD PARKING FOR UPTO 10 CARS

ITEMS INCLUDED IN SALE

Lamona integrated oven (x2), Neff integrated hob, extractor (within ovens), LG fridge freezer, Neff dishwasher, all carpets, all blinds, all light fittings, underfloor heating and electric garage door

ADDITIONAL INFORMATION

Services - Mains gas, electricity, mains sewers
Loft Space - With ladder

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



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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Xact Homes

6 The Square, Solihull – B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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