



St. Bernards Road, Solihull, B91 1DX

£750,000

- An Extremely Spacious Detached Family Home
- Approx 1/4 Of An Acre Plot
- Prestigious Location
- Four Double Bedrooms
- En-Suite Shower Room, Family Bathroom & Ground Floor Shower Room
- Two Spacious Reception Rooms
- Kitchen & Utility Room
- Large Southerly Facing Rear Garden
- Generous Gated Off Road Parking
- Convenient Location For Well Regarded Schooling

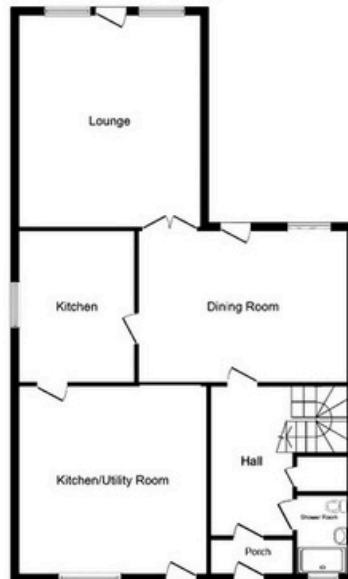




- Enclosed Porch
- Reception Hallway
- Ground Floor Shower Room to front - 2.03m x 1.57m (6'8" x 5'2")
- Cloakroom - 1.68m x 0.97m (5'6" x 3'2")
- Dining Room to rear - 5.31m x 3.81m (17'5" x 12'6")
- Lounge to rear - 5.56m x 4.62m (18'3" x 15'2")
- Kitchen to side - 3.78m x 2.95m (12'5" x 9'8")
- Large Utility Room/Reception Room Three to front - 4.78m x 4.95m (15'8" x 16'3")
- Bedroom One to rear - 4.88m x 3.12m plus wardrobes (16'0" x 10'3")
- En-Suite Shower Room to side - 2.44m x 1.73m (8'0" x 5'8")
- Bedroom Two to front - 4.44m min x 3.38m (14'7" x 11'1")
- Bedroom Three to front - 3.45m x 3.23m (11'4" x 10'7")
- Bedroom Four to rear - 3.1m x 3.43m (10'2" x 11'3")
- Family Bathroom to side - 2.01m x 1.75m (6'7" x 5'9")
- Large L-Shaped Southerly Facing Rear Garden

An extremely spacious detached family home set on approx 1/4 of an acre plot on a prestigious road, benefitting from four double bedrooms, en-suite, family bathroom, ground floor shower room, two generous reception rooms, kitchen, utility room/additional reception room, large L-shaped Southerly facing rear garden with garaging and generous gated off road parking.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	71
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Ground Floor



First Floor

COUNCIL TAX BAND: F
EPC Rating: C
Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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