



melvyn
Danes
ESTATE AGENTS



St. Bernards Road

Solihull

Asking Price £190,000

Description

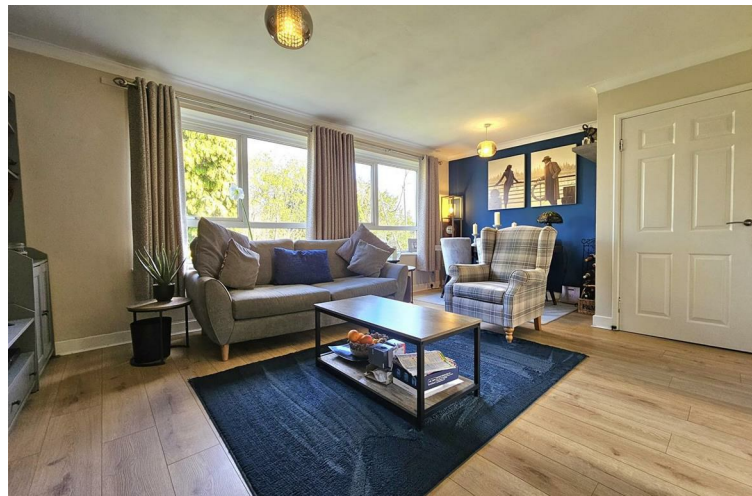
St Bernards Road is a highly sought after road in Solihull lined with a variety of large detached and semi-detached properties joining Streetsbrook Road, one of the main arterial roads giving access to the town centre of Solihull and also where one will find Solihull's main line London to Birmingham railway station.

Travelling in the opposite direction St Bernards Road joins the A41 Warwick Road which also gives access into Solihull and travelling in the opposite direction along here, via Acocks Green, to the city centre of Birmingham. Local shops will be found along the A41 along with Olton Railway Station.

Solihull has a thriving business community and there is easy access, via Solihull Bypass, to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

This two bedroomed apartment is accessed via secure intercom communal entrance and our front door can be found on the first floor allowing access into the accommodation which comprises of entrance lobby, ideal for coats and shoes, opening into the open plan living dining room with double aspect windows and access into the well fitted kitchen. Offering a range of integrated appliances as well as ample storage and worktop space. Off the living room is inner hall allowing access into the bedrooms and the bathroom as well as a storage cupboard. The principle bedroom is a good sized and tastefully finished whilst the second is also a generous double but currently set up as a home office. The bathroom is fitted with wash basin, bath and shower over with screen and the toilet is next door in a separate room.

The property benefits from off road parking as well as a single garage with up and over door as well as communal gardens.



Accommodation

Communal Entrance

Private Entrance Lobby

Open Plan Living/Dining Room

18'1" x 12'5" (5.53 x 3.80)

Fitted Kitchen

11'10" x 8'3" (3.63 x 2.52)

Inner Hall

Bedroom One

12'6" x 11'6" (3.82 x 3.52)

Bedroom Two

11'11" x 9'10" (3.64 x 3.01)

Bathroom

8'9" x 4'4" (2.67 x 1.34)

WC

Single Garage

Off Road Parking

Communal Gardens



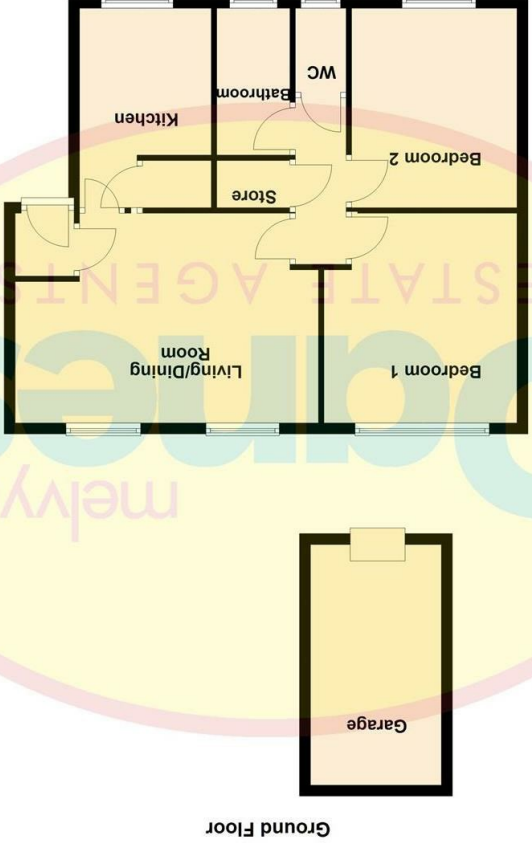
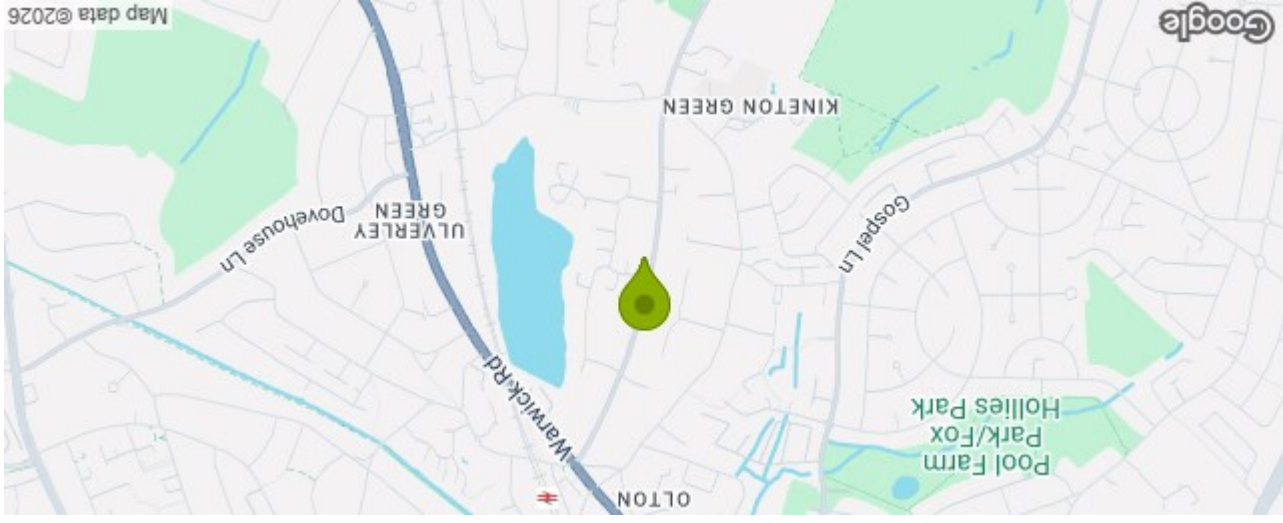
TENURE: We are advised that the property is Leasehold

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 29/4/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



70a St. Bernards Road Solihull B92 7BP
Council Tax Band: B

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	45
Potential	78

EU Directive 2002/91/EC

England & Wales

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.