



4 St Bernards Road, Olton, Solihull,
B92 7BB

PRICE GUIDE
£684,950

- Substantial Victorian Residence approx 3000 sq ft with Many Original Features
- Three Reception Rooms + Conservatory
- Modern Fitted Kitchen + Utility Room
- Five Double Bedrooms & Two Bathrooms
- Generous Rear Garden plus Additional Plot with Development potential (STTP)
- Energy Efficiency Rating - F

0121 709 3300

4 St Bernards Road, Olton, Solihull, B92 7BB

"Inglewood" is an impressive five bedroom Victorian residence that sits proudly in arguably one of the most prestigious roads within the borough with a vast array of accommodation (approx 3000 sq ft) arranged over three floors that is conveniently located within a short stroll of Olton railway station. The property enjoys a wide elevated position off St Bernards Road with driveway providing numerous car parking spaces and generous mature garden with an additional plot that offers tremendous scope for future development (STTP). No Chain.

APPROACH

Block paved driveway enabling off road parking for several vehicles and leading to garage, brick wall to front perimeter, double side gates to the rear, shrubs to borders, canopy entrance porch with front doors leading to:

RECEPTION HALLWAY

Feature Minton flooring, door and stairs to cellar, stairs rising to first floor landing, original solid wood four panel doors to family rooms, lounge, and dining room.

FAMILY ROOM

17' 0" (5.18M) X 13' 9" (4.19M)

Feature stained leaded windows to rear aspect, feature original art deco style tiled fireplace, double panel radiator, door to conservatory.

LOUNGE

17' 0" (5.18M) INTO BAY X 13' 9" (4.19M)

Feature Chesney fireplace, original stained glass bay window to front aspect, double panel radiator.

DINING ROOM

10' 5" (3.18M) X 12' 11" (3.94M)

Two windows to front aspect, built-in storage compartments, double panel radiator.

CONSERVATORY

UPVC double glazed conservatory with wooden flooring, double panel radiator, UPVC double glazed door.

FITTED KITCHEN

13' 1" (3.99M) X 11' 2" (3.4M)

A range of fitted wall and base units with black granite work surface over, Canadian hardwood flooring, stainless steel sink and drainer unit with mixer tap, space for range style cooker, space and provision for dishwasher.

LARGE UTILITY ROOM

Plumbing for washing machine, ample storage space, Worcester-Bosch wall-mounted boiler, door to garage.

FIRST FLOOR LANDING

Stairs rising to second floor, feature stained glass leaded window to rear aspect, original solid wood four panel doors to all bedrooms, study and bathroom.

BEDROOM ONE

16' 10" (5.13M) INTO BAY X 13' 9" (4.19M)

Feature stained glass leaded bay window to front aspect, original art deco style tiled fireplace, double panel radiator.



BEDROOM TWO

14' 1" (4.29M) X 13' 9" (4.19M)

Window to rear aspect, original art deco style tiled fireplace, double panel radiator.

BEDROOM THREE

11' 11" (3.63M) X 13' 1" (3.99M)

Window to front aspect, Victorian cast iron fireplace, double panel radiator.

BOX ROOM

6' 5" (1.96M) X 5' 10" (1.78M)

Window to front aspect (possibility to convert to an en suite – subject to Building Regulations)

BATHROOM ONE

White suite comprising freestanding bath with mixer tap and shower attachment, pedestal wash hand basin, low level flush wc, separate double shower cubicle with power shower over, chrome towel radiator, double panel radiator, two sash windows.

SECOND FLOOR LANDING

BEDROOM FOUR

13' 9" (4.19M) X 13' 11" (4.24M)

Window to front aspect, original cast iron fireplace, ceiling light point, double panel radiator, vaulted ceiling.

BEDROOM FIVE

13' 11" (4.24M) X 11' 6" (3.51M)

Window to rear aspect, double panel radiator, vaulted ceiling.

BATHROOM TWO

A suite comprises large panel bath with mixer tap and shower attachment, separate double shower cubicle with power shower over, pedestal wash hand basin, low level flush wc, chrome towel radiator, double panel radiator.

REAR GARDEN

Block paved patio area, gravel pathway around lawned area, an array of mature shrubs, mature trees, further block paved area to side with double timber gates giving access to front with potential to provide space to extend (STPP), timber fencing to perimeter, access gate to rear leading to further lawned area with benefit of vehicular access from the A41 (Warwick Road) that offers superb potential for development (STPP).

GARAGE

16' 7" (5.05M) X 9' 5" (2.87M)

Double wooden doors to front



Ground Floor

Approx. 123.1 sq. metres (1324.8 sq. feet)



First Floor

Approx. 78.7 sq. metres (848.7 sq. feet)



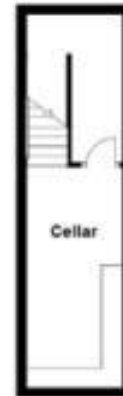
Second Floor

Approx. 61.8 sq. metres (664.8 sq. feet)



Basement

Approx. 15.3 sq. metres (164.4 sq. feet)



Total area: approx. 278.8 sq. metres (3000.7 sq. feet)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

Zoopla.co.uk

Finda Property.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman SALES OFT Approved code

Radarhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	24	35
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	20	30
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.