



Alderbrook Road, Solihull

Guide Price £1,500,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Located on one of Solihull's most esteemed roads, this impressive five-bedroom family home presents a prime opportunity for luxurious living. Set behind a grand driveway with a secure gated entrance, this property boasts an air of exclusivity and elegance from the moment you arrive. Upon entering the home through the spacious hallway, you are greeted by a wealth of living spaces. The four reception rooms offer a versatile layout, featuring a generous living room that seamlessly connects to a sophisticated sitting room. A grand orangery floods the space with natural light, providing stunning views of the rear garden, while an elegant dining room sets the scene for memorable gatherings. The expansive kitchen is a culinary enthusiast's dream, boasting ample work surfaces and a convenient spice kitchen/utility room. The ground floor is further enhanced by the presence of the large guest/granny suite, complete with abundant storage and a lavish en-suite offering dual showers. A study and guest cloakroom round up the main level, catering to all practical needs.





Ascending to the upper floor, four generously proportioned double bedrooms await. Two of these bedrooms benefit from en-suite bathrooms, while the others share access to a Jack and Jill en-suite, ensuring comfort and convenience for all residents. The large landing exudes a sense of openness and brightness, creating an inviting ambience throughout the home. An additional room on the upper level provides flexibility as a home office or sixth bedroom, catering to a variety of lifestyle needs. Outside, the property reveals a beautifully manicured rear garden, offering a serene retreat for outdoor relaxation. Completing this exceptional offering is a large garage that provides ample space for additional parking, ensuring convenience for the homeowner. In summary, this exceptional property combines luxurious living spaces, a prestigious address, and a wealth of practical amenities to cater to the discerning buyer seeking a refined lifestyle in Solihull. Don't miss the opportunity to make this prestigious residence your own.

- Impressive Five Bedroom Family Home
- Set On A Highly Sought After Road
- Four Large Reception Rooms
- Spacious Kitchen & Spice Room
- Principal Bedroom With Ensuite & Dressing Area
- Two Studies / Home Offices
- Abundance Of Natural Light Throughout
- Beautiful Rear Garden
- Large Driveway & Double Garage





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: G

Tenure: Freehold

PORCH

HALLWAY

LIVING ROOM

16' 2" x 15' 11" (4.94m x 4.86m)

SITTING ROOM

17' 11" x 14' 11" (5.47m x 4.56m)

DINING ROOM

12' 7" x 12' 4" (3.84m x 3.76m)

ORANGERY

22' 10" x 14' 2" (6.95m x 4.31m)

KITCHEN

18' 4" x 13' 4" (5.60m x 4.07m)

SPICE KITCHEN

13' 9" x 7' 5" (4.18m x 2.26m)

**WC**

6' 1" x 2' 11" (1.85m x 0.90m)

STUDY

15' 1" x 7' 3" (4.59m x 2.22m)

GUEST SUITE/GRANNY SUITE

16' 0" x 13' 2" (4.87m x 4.02m)

ENSUITE

16' 6" x 4' 0" (5.02m x 1.21m)

BOILER ROOM

20' 3" x 8' 11" (6.17m x 2.73m)

FIRST FLOOR**PRINCIPAL BEDROOM**

15' 6" x 11' 1" (4.73m x 3.38m)

ENSUITE

6' 0" x 5' 8" (1.84m x 1.73m)

BEDROOM TWO

15' 2" x 10' 10" (4.62m x 3.31m)

ENSUITE

6' 0" x 5' 6" (1.84m x 1.67m)

BEDROOM THREE

15' 1" x 10' 11" (4.60m x 3.33m)

JACK N JILL ENSUITE

7' 2" x 6' 1" (2.18m x 1.85m)

BEDROOM FOUR

15' 6" x 13' 2" (4.73m x 4.02m)

BEDROOM/STUDY

9' 9" x 7' 4" (2.96m x 2.24m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

18' 0" x 18' 0" (5.48m x 5.48m)



TOTAL SQUARE FOOTAGE

Total floor area: 346.9 sq.m. = 3734 sq.ft. approx.

BEAUTIFULLY MANICURED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, microwave and dishwasher, all carpets, curtains and blinds, some light fittings, underfloor heating and electric garage door.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and water on a meter.

Loft - With lighting. Broadband - Virgin Media.

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



TOTAL FLOOR AREA : 346.9 sq.m. (3734 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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