



Alderbrook Road, Solihull

Guide Price **£1,250,000**





PROPERTY OVERVIEW

This stunning four-bedroom detached family home, located on a highly sought-after road in Solihull, is a true gem. Boasting NO UPWARD CHAIN, this property offers the perfect opportunity for a hassle-free move. Upon entering, you are greeted by a spacious entrance hallway that sets the tone for the rest of the residence, complete with a convenient guest cloakroom. The heart of the home lies in the superb open-plan kitchen/dining & family room, flooded with natural light and featuring ample work surfaces. Adjacent to the kitchen is a practical utility room, adding to the property's functionality. A standout feature of this home is the delightful summer room, offering panoramic views of the rear garden and bathed in sunlight, creating a serene retreat for relaxation. The ground floor also includes a versatile study, ideal for use as a family room or play area, catering to your lifestyle needs. Further complementing the property is a double garage, providing ample space for storage or parking. Ascend to the upper level to discover four generously sized bedrooms. The large principal bedroom boasts a dressing room and a spacious ensuite, ensuring a private sanctuary for unwinding after a long day. Bedroom two is serviced by an ensuite, while a family bathroom conveniently accommodates the remaining bedrooms.



Outside, an excellent rear garden awaits, offering possibilities for outdoor enjoyment and recreation. At the front of the property, a driveway provides parking options for multiple vehicles, adding to the convenience of every-day living. Don't miss the chance to make this exceptional property your own and experience the epitome of comfortable, contemporary family living in Solihull.

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



- Stunning Four Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On A Highly Sought After & Prestigious Road In Solihull
- Large Open Plan Kitchen / Dining & Family Room
- Superb Summer Room With Flooded With Natural Light
- Four Generously Sized Bedrooms
- Family Bathroom & Two En-Suites
- Well-Maintained Rear Garden
- Wide Driveway & Double Garage



COVERED PORCH

PORCH

ENTRANCE HALLWAY

WC

STUDY

12' 0" x 9' 6" (3.66m x 2.90m)

KITCHEN/DINING & FAMILY ROOM

34' 7" x 12' 10" (10.54m x 3.91m)

UTILITY ROOM

9' 6" x 5' 11" (2.90m x 1.80m)

SUMMER ROOM

16' 4" x 16' 2" (4.98m x 4.93m)

INTEGRAL DOUBLE GARAGE

17' 8" x 15' 9" (5.38m x 4.80m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 9" x 15' 0" (5.41m x 4.57m)

DRESSING ROOM

ENSUITE

16' 10" x 9' 8" (5.13m x 2.95m)

BEDROOM TWO

13' 2" x 12' 0" (4.01m x 3.66m)

ENSUITE

8' 7" x 5' 7" (2.62m x 1.70m)

**BEDROOM THREE**

12' 10" x 9' 9" (3.91m x 2.97m)

BEDROOM FOUR

12' 0" x 9' 5" (3.66m x 2.87m)

BATHROOM

9' 7" x 6' 1" (2.92m x 1.85m)

TOTAL SQUARE FOOTAGE

238.9 sq.m (2571 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****WELL MAINTAINED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave, Siemens fridge, Siemens freezer, Siemens dishwasher, Bosch tumble dryer, Bosch washer/dryer, Heatmiser underfloor heating, Garador electric garage door, all carpets, curtains, blinds and light fittings, CCTV and car charging point (fitted May 2024).

Additional information - further items to be included in the sale - majority of furniture items as seen in the house, specific breakdown of current items not included in sale can be provided.



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

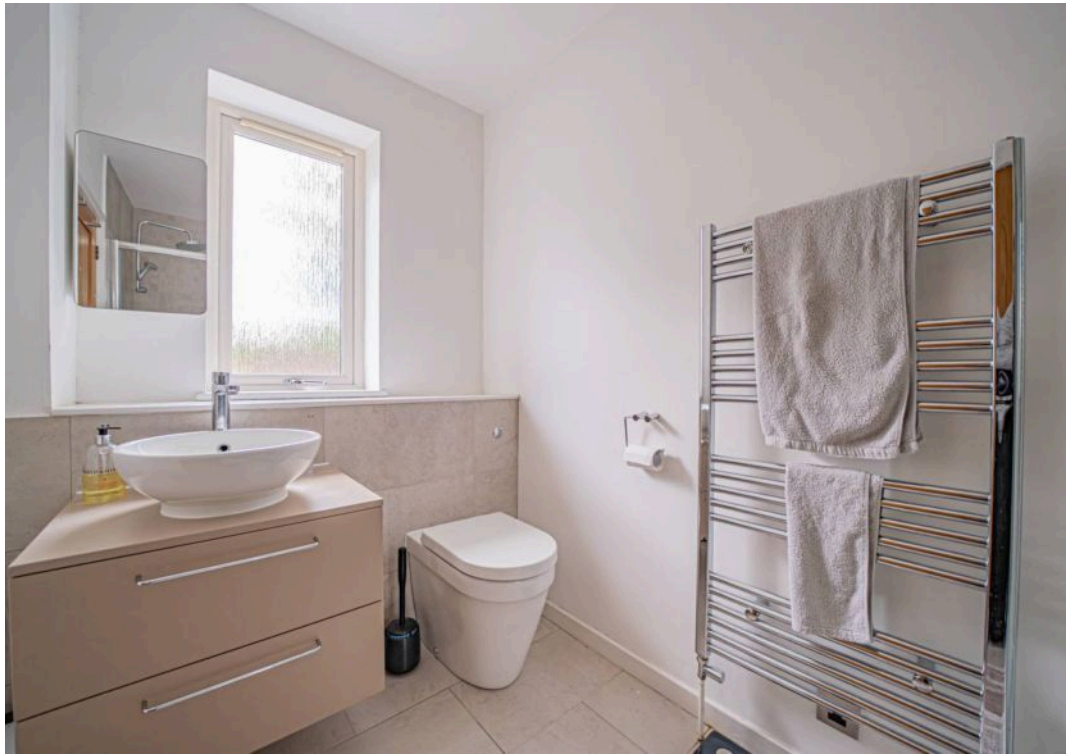
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

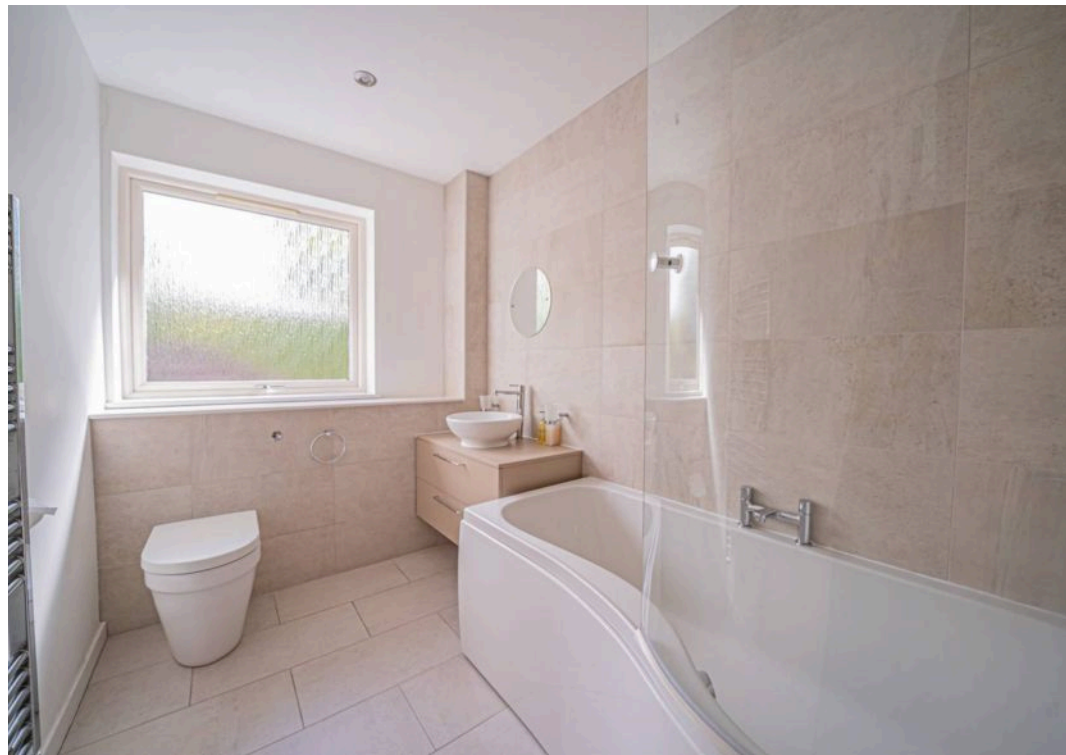
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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

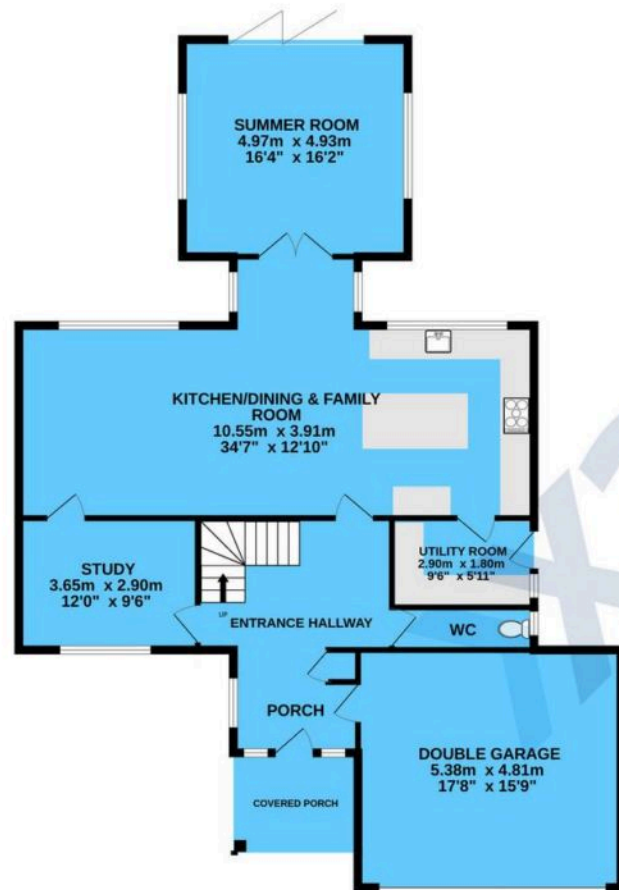
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

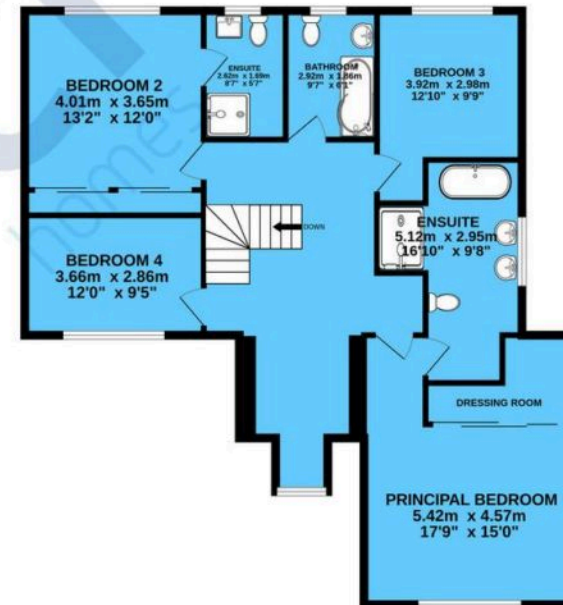




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 238.9 sq.m. (2571 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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Xact Homes

6 The Square, Solihull - B91 3RB

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

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