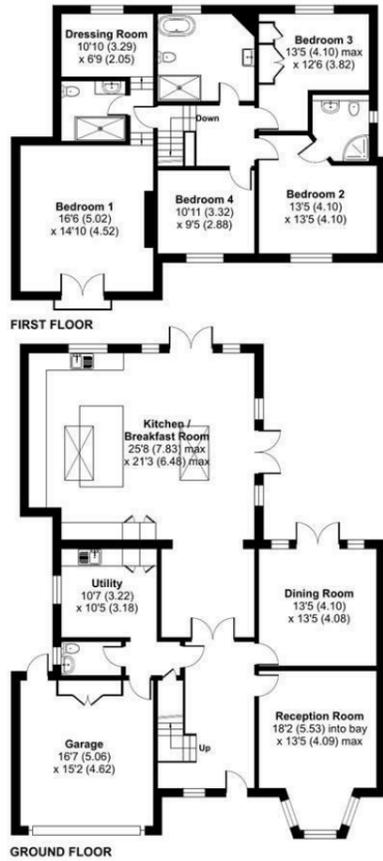




Alderbrook Road, Solihull, B91

Approximate Area = 2508 sq ft / 233 sq m
 Garage = 252 sq ft / 23.4 sq m
 Total = 2760 sq ft / 256.4 sq m

For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2020. Produced for Vision Properties. REF: 1407813

Alderbrook Road, B91



PROPERTY ADDRESS
 51 Alderbrook Road
 Solihull
 B91 1NR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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- Four bedroom detached family home on a generous plot
- Impressive principal suite with en-suite and walk in wardrobe
- Stunning open plan kitchen/dining/living area
- Immaculately landscaped, large rear garden
- Driveway with parking for multiple vehicles plus integral garage

Blending classic elegance with contemporary family living, the property represents a rare opportunity to acquire a substantial home in an elite residential setting within walking distance of Solihull Town Centre and its many amenities.

Set back on the tree-lined Alderbrook Road, the property has been carefully reconfigured and enhanced to create a stylish, well-balanced and beautifully presented home, with an emphasis on space, natural light and modern practicality throughout.

Planning permission was previously granted in January 2020 for a loft conversion to create two additional bedroom suites. Interested parties are advised to make their own enquiries with Solihull Council regarding the current status of this consent.

Ground Floor Accommodation

Entrance Hallway

A large and welcoming reception hallway provides an impressive first impression and offers access to the principal ground floor rooms, setting the tone for the quality and space found throughout the property.

Formal Living Room

An elegant and well-proportioned living room to the front of the property, ideal for formal entertaining or relaxed family evenings.

Playroom / Dining Room

A versatile additional reception room offering flexibility to suit individual needs, perfect as a playroom, formal dining room, home office or snug.

Guest Cloakroom

A stylish and contemporary guest cloakroom conveniently located off the hallway.

Utility / Boot Room

A superbly designed utility and boot room providing excellent practical storage and additional workspace, ideal for busy family life.

Kitchen, Dining & Family Living Area

Positioned at the rear of the property, this outstanding open-plan kitchen, dining and family living space forms the true heart of the home. Designed for both everyday living and entertaining, the space enjoys an abundance of natural light and direct access to the rear patio and landscaped garden. The layout flows effortlessly, creating a perfect setting for modern family life.

First Floor Accommodation

Principal Bedroom Suite

A spacious and beautifully appointed principal bedroom featuring a walk-in dressing area and a private en-suite shower room.

Bedroom Two

A generous double bedroom benefiting from its own en-suite shower room, ideal for guests or older children.

Bedrooms Three & Four

Two further well-proportioned bedrooms, both offering flexibility for family use, guest accommodation or home office space.

Family Bathroom

A stunning and contemporary family bathroom serving the remaining bedrooms, finished to a high standard.



External

The property enjoys a generous frontage with ample driveway parking. To the rear lies a beautifully landscaped garden offering maturity, privacy and an excellent space for outdoor entertaining. A large patio terrace adjoining the kitchen provides the perfect setting for al fresco dining and social gatherings, with the garden extending to an attractive and well-established backdrop.

Location

Alderbrook Road remains one of Solihull's most desirable residential addresses. The property is perfectly positioned within walking distance of Solihull Town Centre, Touchwood Shopping Centre, Solihull School and Solihull Railway Station, offering direct rail links. The area also benefits from outstanding state and independent schools, beautiful parks, leisure facilities and excellent transport connections, making this an exceptional choice for families seeking luxury living in a prime location.