

4 NEWCOURT GARDENS
SOLIHULL
B91 1NY


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An impressive seven-bedroom family home set on a private gated development, finished to the highest standards and conveniently located close to Solihull town centre.

Ground floor: reception hall, dining room, drawing room, kitchen/breakfast room, guest cloakroom, utility, larder cupboard.

First floor: principal bedroom with dressing room and en suite bathroom, guest bedroom two with en suite shower room, two further bedrooms, family bathroom, study/bedroom five.

Second floor: guest bedroom six with en suite shower room, bedroom seven, family shower room, storage cupboard.

Outside: integral double garage, lawned gardens.

EPC rating B



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

Newcourt Gardens is an exclusive new homes site boasting just five luxurious properties, situated in one of Solihull's premier avenues. Alderbrook Road is located close to the centre of Solihull, within easy reach of a plethora of independent retailers, restaurants, designer brand shops and the prestigious Touchwood shopping centre. With fabulous leisure facilities nearby and beautiful parks and green spaces including Blythe Valley nature reserve for outdoor pursuits and family days out. This location is renowned for its Outstanding Ofsted rated local schooling. For primary schools, there is Augustine's Catholic primary school, Blossomfield infant and nursery school and Cranmore infant school. Secondary schools include Tudor Grange academy, St Peters Catholic school along with excellent transport links to King Edwards VI grammar school, King Edwards Edgbaston, Warwick School for boys and the Kings High School for girls.

Description of Property

As you enter this exceptional home, you're immediately welcomed by a light-filled and inviting entry hall. The elegant tiled flooring flows throughout the space, guiding you to the impressive staircase, which serves as a stunning focal point in the heart of the home. A well-appointed guest WC ensures comfort and convenience for visitors.

The tiled floor continues into the drawing room, where large windows provide lovely views over the beautifully landscaped garden. A striking feature gas fireplace adds warmth and charm, creating a cosy and inviting atmosphere for both everyday living and entertaining. Adjacent to this is a second reception room, offering versatility to suit your needs—whether you prefer it as a snug, a private office, or a family room.

The kitchen and breakfast room serve as the true heart of the home, combining practicality with style. The spacious kitchen is fitted with an abundance of custom cabinetry, both on the walls and floors, topped with sleek, high-quality work surfaces. An oversized island provides ample space for meal preparation or casual gatherings. High-end integrated appliances, including a fridge, freezer, and dishwasher, make everyday tasks a breeze. Thoughtful additions such as a boiling tap, a glass-fronted wine cooler, and a spring tap elevate this kitchen into a chef's dream. The gas hob, suite of four ovens, warming plates, and an overhead extractor, enhanced with LED lighting, complete this meticulously designed space.

Conveniently located off the kitchen, the larder cupboard offers

additional storage, while the adjacent utility room provides the perfect space for a washing machine and tumble dryer, helping to keep the rest of the home organised and clutter-free.

On the first floor, the principal bedroom is a luxurious sanctuary, with a Juliet balcony offering tranquil views over the rear garden. The suite includes a beautifully fitted dressing room and an indulgent en-suite bathroom, which features a freestanding oval bath, twin circular basins set into stylish vanity units, a concealed WC, and a separate walk-in shower cubicle—everything you need for a spa-like experience at home.

This floor also includes a guest bedroom with a deluxe en-suite shower room, three additional double bedrooms, and a spacious family bathroom, all of which are tastefully finished with high-end fixtures and fittings. A study/bedroom five provides additional space, perfect for work or leisure.

The second floor offers even more space with two additional bedrooms with en-suites offering the flexibility to adapt the space to suit your needs.

Gardens & Grounds

The rear garden, thoughtfully enclosed for privacy, is easily accessed through beautiful French doors from both the family breakfast kitchen and the drawing room, seamlessly blending indoor and outdoor living. For added convenience, a pedestrian access is available via the utility room.

The garden is fully enclosed with fencing, featuring a generous expanse of lawn at the rear of the property, offering a peaceful retreat.

To the front of the house, an expansive block-paved driveway offers ample parking for numerous vehicles, with direct access to the garage and the main entrance. A small landscaped area enhances the aesthetic, softly framing the entrance, while bollard lighting provides a warm, welcoming touch in the evening.

Services

We understand that mains water, gas and electricity are connected.

Fixtures & Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.





Directions

Terms

Tenure: Freehold

Local authority: Solihull Metropolitan Borough Council, 0121 704 6000

Viewings

All viewings of Newcourt Gardens are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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