



melvyn  
**Danes**  
ESTATE AGENTS

**Alderbrook Road**

**Solihull**

**Offers Around £750,000**

## Description

Alderbrook Road is renowned for being one of the most sought after locations in Solihull. Comprising of a varied range of properties from Edwardian to modern bespoke new builds. Leading off Blossomfield Road, one of the main arterial roads from the town centre this is a most desirable and convenient location for the amenities of Solihull and the surrounding area.

A level walk of approximately a mile will bring you to the town centre of Solihull with all its amenities, including a Waitrose supermarket and John Lewis department store and the vibrant Touchwood shopping centre or one could choose to stroll through Tudor Grange Park to the town centre.

En route to the town centre, one will pass Solihull Railway Station which offers main line services to Birmingham and London as well as local commuter services. On the opposite side of Blossomfield Road to the station is Tudor Grange Leisure Centre which offers a variety of sports and leisure facilities.

Enviably situated to take advantage of the convenience of Solihull's location, the properties are only 3.5 miles from the junction of the M42 with the A41 and 2 miles from the junction with the A34. The M42 links to the national motorway network and provides access to Birmingham International Airport and Railway Station and the National Exhibition Centre.

Along Blossomfield Road are excellent school campuses, including Tudor Grange Academy of which the property falls into the catchment area of.

Regular bus services operate towards Solihull and out towards the A34 Stratford Road in Shirley giving access to the city centre of Birmingham. Travelling away from Birmingham along the A34 one will come to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property was built circa 1900's and retains many original features, it has remained in the ownership of the current family since the 1970's and is now ready for refurbishment by the new owners to transform this spacious family home.

It is set back from the road behind a well screened mature front garden with a tarmac driveway leading to a canopy porch with stained glass wooden door opening into the welcoming hallway with turned staircase to the first floor accommodation and stained glass bow window to the front. Doors from the hallway open into a spacious lounge with bay window and Inglewood fireplace, large dining room with double doors to the rear garden, guest cloak WC and breakfast room with doors into the pantry and kitchen.

The garden room has two store cupboards, gardeners WC and doors to the garage, front driveway and leaded windows with double doors to the rear garden.

On the first floor landing there are four generous double bedrooms, linen closet, bathroom and separate WC.

The rear garden is mostly lawn with shrub and tree screening to the rear.



**Accommodation**

**IMPRESSIVE ENTRANCE HALLWAY**

**GUEST CLOAKS WC**

**LOUNGE WITH INGLENOOK**

17'0 x 15'6 into inglenook (5.18m x 4.72m into inglenook)

**SUPERB DINING ROOM**

18'1 into bay x 13'x1 (5.51m into bay x 3.96mx0.30m)

**BREAKFAST ROOM**

12'9 x 10'11 (3.89m x 3.33m)

**KITCHEN**

9'2 x 8'8 (2.79m x 2.64m)

**GARDEN ROOM**

22'4 max x 17'0 (6.81m max x 5.18m)

**LANDING**

**BEDROOM 1**

18'4 into bay x 13'1 (5.59m into bay x 3.99m)

**BEDROOM 2**

17'5 into bay x 13'0 (5.31m into bay x 3.96m)

**BEDROOM 3**

12'8 x 9'4 (3.86m x 2.84m)

**BEDROOM 4**

12'1 x 9'0 (3.68m x 2.74m)

**BATHROOM**

**SEPARATE WC**

**GARAGE**

16'2 x 9'1 (4.93m x 2.77m)

**MATURE REAR GARDEN**

**FRONT DRIVEWAY**



TERMURE: We are advised that the property is freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/2026. Actual service availability at the property or speeds received may be different.

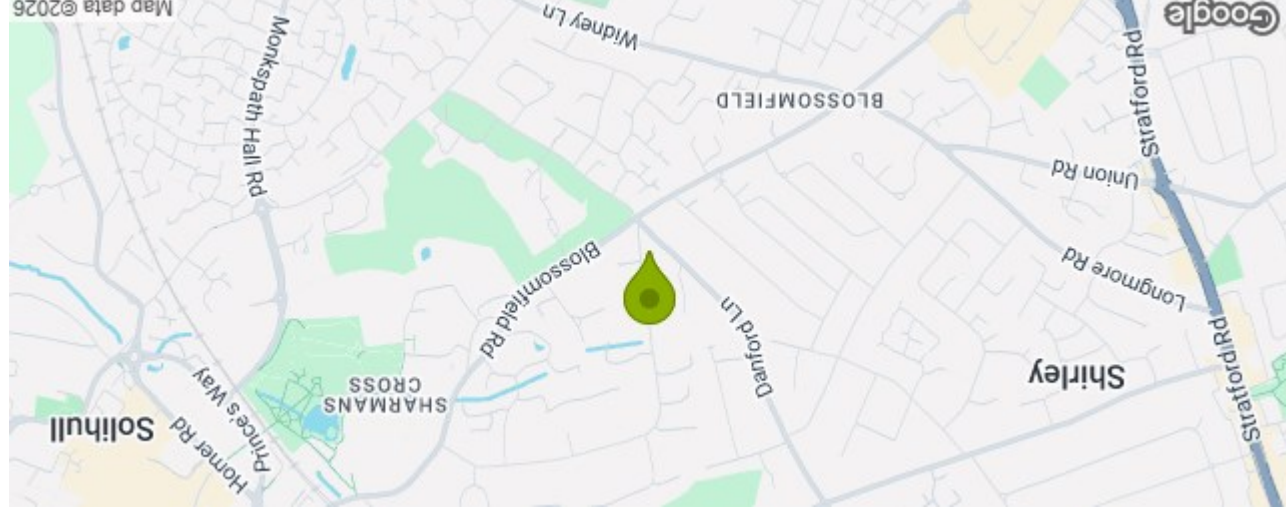
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



### 116 Alderbrook Road Solihull B91 1NS Council Tax Band: G

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) 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	
EU Directive 2002/91/EC	

Potential: 77  
Current: 57

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

