



Alderbrook Road
Solihull
West Midlands



Alderbrook Road is well located, within easy reach of road, rail and transport links including the M40, M42 and M6, West Coast and Chiltern mainline stations, Birmingham International Airport and railway station

There is a range of state, private and grammar schools in the area including Solihull School and St Martin School a short walk away. There are also excellent transport links to King Edward VI Grammar School, Warwick School for Boys and King's High School for Girls

The property is within walking distance of Solihull town centre which has a wealth of local amenities, bars and restaurants as well as a comprehensive range of shopping facilities including the Touchwood Shopping Centre and John Lewis

The beautiful and well known Brueton Park in Solihull is a delightful location with its open spaces, coffee shop, lake and play areas.



Solihull town centre 0.5 miles, M42 (J5) 1.1 miles, M6 (J4) 7 miles, Birmingham International Airport 4 miles, Birmingham 8 miles, Warwick 19 miles, Stratford upon Avon 24 miles (all distances are approximate)

Alderbrook Road

The property was built in the 1970's and has since been extended to provide spacious family accommodation.

Set back from the road behind feature curved brick walls and a deep-set block paved driveway this lovely home enjoys a mature and private fore garden. The driveway flows to the front door set under a pillared, canopy storm porch.

The welcoming reception hall is light and bright with doors radiating off to the principal reception rooms. There is a useful guest cloak room/WC and an open tread staircase rises to the first-floor landing area.

The study/home office is located just off the reception hall at the front of the house. Two windows provide ample light and views over the driveway and front garden.

The large, dual aspect drawing room is a delightful and relaxing space. A box bow window overlooking the front garden and sliding patio doors through to the garden room provide ample natural light. A raised, stone-built hearth with inset gas fire is a focal point and adds further interest to the room.



Lovely drawing room.



The generously sized garden room is a lovely feature of the house and provides a wonderful, comfortable space indoors that invites the extensive garden inside. Sliding patio doors open to the superb sun terrace to create a large outdoor entertaining space, perfect for enjoying the warmer summertime months.

The garden room flows effortlessly back into the main house via sliding patio doors and the dining room, located next to the kitchen is perfect for more formal entertaining. An obscure glass panel wall provides a dual aspect and light through to the reception hallway.

The well fitted kitchen can be accessed from the reception hall, the dining room and the garden room. Light oak wall, drawer and base units with contrasting pale granite work surfaces over is perfect for the budding cook or cordon bleu chef. A large central island unit provides further workspace, storage and breakfast bar seating and there is a good range of integrated appliances. Having the benefit of a separate utility room and boot room this lovely light space is perfect for kicking off dirty winter walking boots. There is also space and plumbing for the larger appliances.

A further breakfast room, just off the kitchen and flowing through to the garden room is a delightful relaxing space and gives the feel of a colonial summer house.

The games room flows from the reception hall and completes the ground floor accommodation.



Superb kitchen.



An open tread staircase rises from the reception hall to the first-floor gallery landing. Views to the front aspect can be enjoyed via a large window providing ample natural light to the stairs and landing area.



The principal bedroom suite is fitted with a range of light beech bedroom furniture including floor to ceiling wardrobes with matching dressing table, headboard and window seat with cupboards and drawers beneath. The luxury en suite bathroom is fitted with a corner Jacuzzi bath and separate corner shower cubicle with sliding doors and power shower over. A Velux roof light window provides ample light and wonderful star gazing opportunity whilst relaxing in the tub.

Bedroom two sits at the rear of the house. Two windows overlook the gardens and fitted wardrobes with matching dressing table and bedside cabinets provide ample storage. There is an en suite shower room with walk in shower.





Bedroom three has a range of floor to ceiling fitted wardrobes with matching bedside cabinets and corner dressing table. A window overlooks the front aspect and floods the room with light. The en suite shower room has a walk-in shower and a cupboard housing the immersion heater.

Bedroom four is an ideal guest bedroom with fitted wardrobes and matching headboard with dressing table.

The lovely family bathroom is well fitted. There is a scalloped fitted bath with shower over. A good-sized linen closet off the landing completes the first-floor accommodation.





Gardens

The mature rear garden is delightful year around. Beautifully landscaped and well stocked with a variety of deep shrubbery borders and a selection of evergreen trees. The raised patio terrace area is perfect for alfresco dining and summertime BBQs. The shaped lawn is perfect for children's games. The large garden shed is heated.

The double garage with automatic double width door to the front has fitted storage units and eaves storage.

Full property address

90C, Alderbrook Road, Solihull, West Midlands, B91 1NR

Services

Mains water, gas, electricity and drainage.

Local Authority

Solihull Metropolitan Borough Council: 0121 704 8100

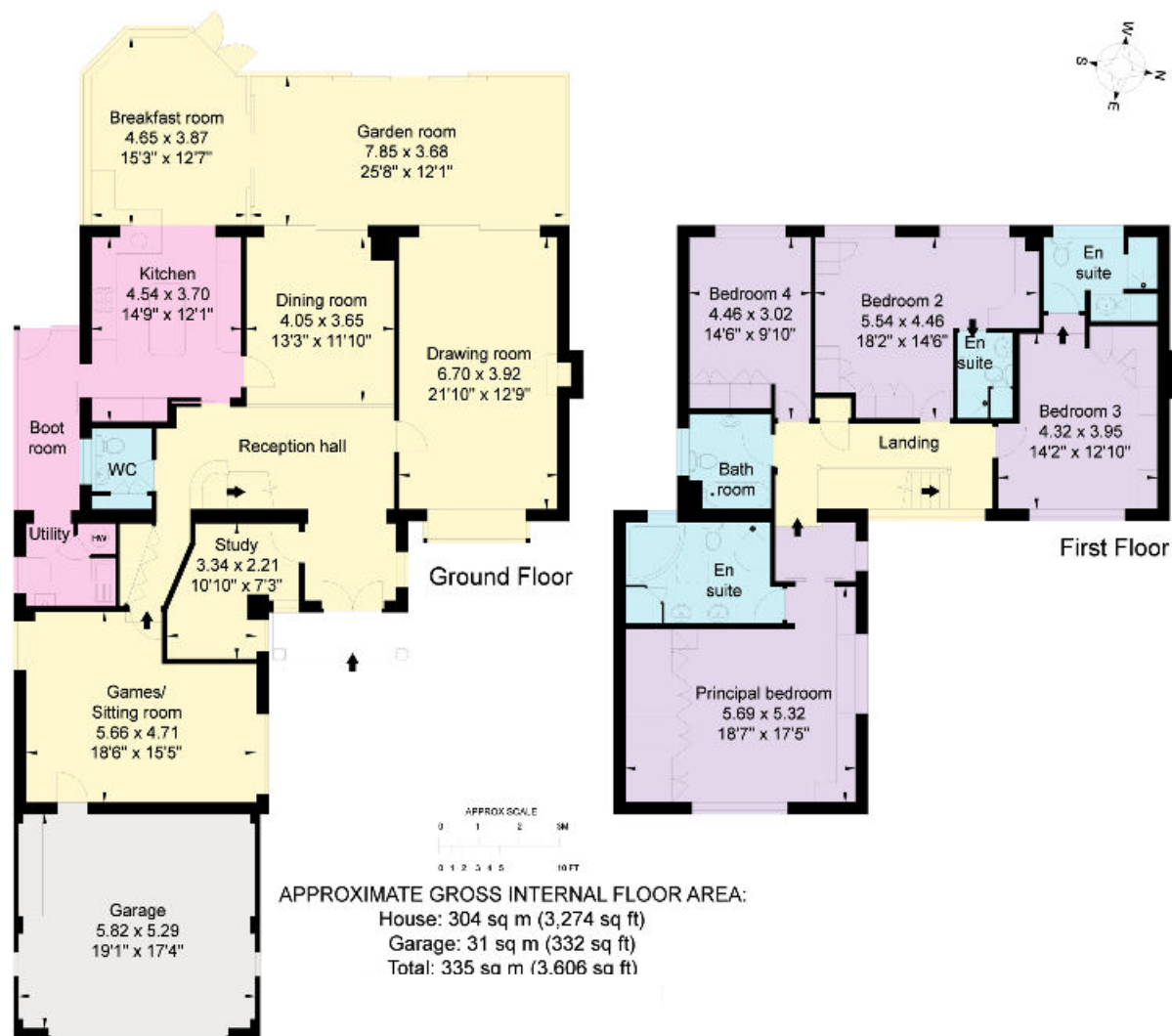
Council Tax Band: G



Gorgeous gardens.







Knight Frank
Birmingham
1 Colmore Row
Birmingham
B3 2BJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Sarah Briggs
0121 233 6400
sarah.briggs@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [May 2021]. Photographs and videos dated [May 2021].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.