



DM&Co.
— PREMIUM —

37 ALDERBROOK ROAD

Absolutely stunning, gated, modern, FIVE bedroom property, built in 2014 situated on the most sought after road in Solihull. Fabulous open plan kitchen dining area with generous landscape gardens, plenty of parking all set in a magnificent location!

PREMIUM

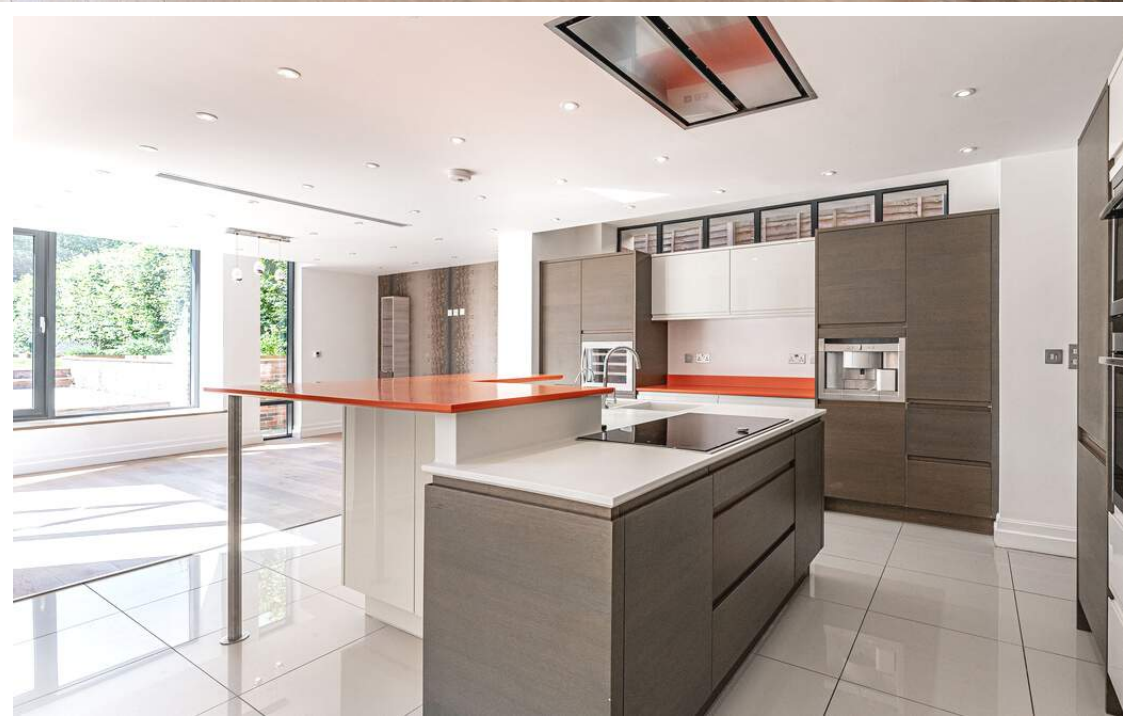
37 ALDERBROOK ROAD

Impressive, imposing, modern family home, located close to Solihull Town Centre, offering plenty of spacious accommodation for a large family. Built to a very high specification, with underfloor heating and air conditioning throughout - fitted wardrobes and en-suites to all bedrooms, fabulous open plan kitchen dining area and large landscape garden.



The imposing entrance hall providing access to a beautifully fitted home office space, large cloak cupboard and well presented downstairs WC. Across the hall is a large front lounge perfect as an adult retreat or quiet television room.

Then the house really impresses as it opens up into a huge open plan living dining and open plan kitchen space, approached via several steps. Massive high ceilings, vast expanses of glass really showcase this area, offering a fantastic space to entertain family and friends. Bi-fold doors also open up onto one of two large rear patio perfect for summertime parties!





Upstairs the accommodation is wonderfully unusual, split over several levels providing fabulous relaxation space. The master bedroom boasts a large dressing area leading though to an amazing master suite with enormous window, enjoying glorious views onto the rear garden. A side staircase leads to a large en-suite and then to a spacious mezzanine which has been used as the families gym space but works equally as well as second private lounge. Three further large double bedrooms can be accessed from this level, all benefitting from extensive fitted wardrobes and luxury en-suites. One also enjoys a second mezzanine level which will have your teenage children fighting over!!!

The final bedroom is on the top floor and again boast a huge space, with ample wardrobing, en-suite bathroom and space for a soft lounging area.



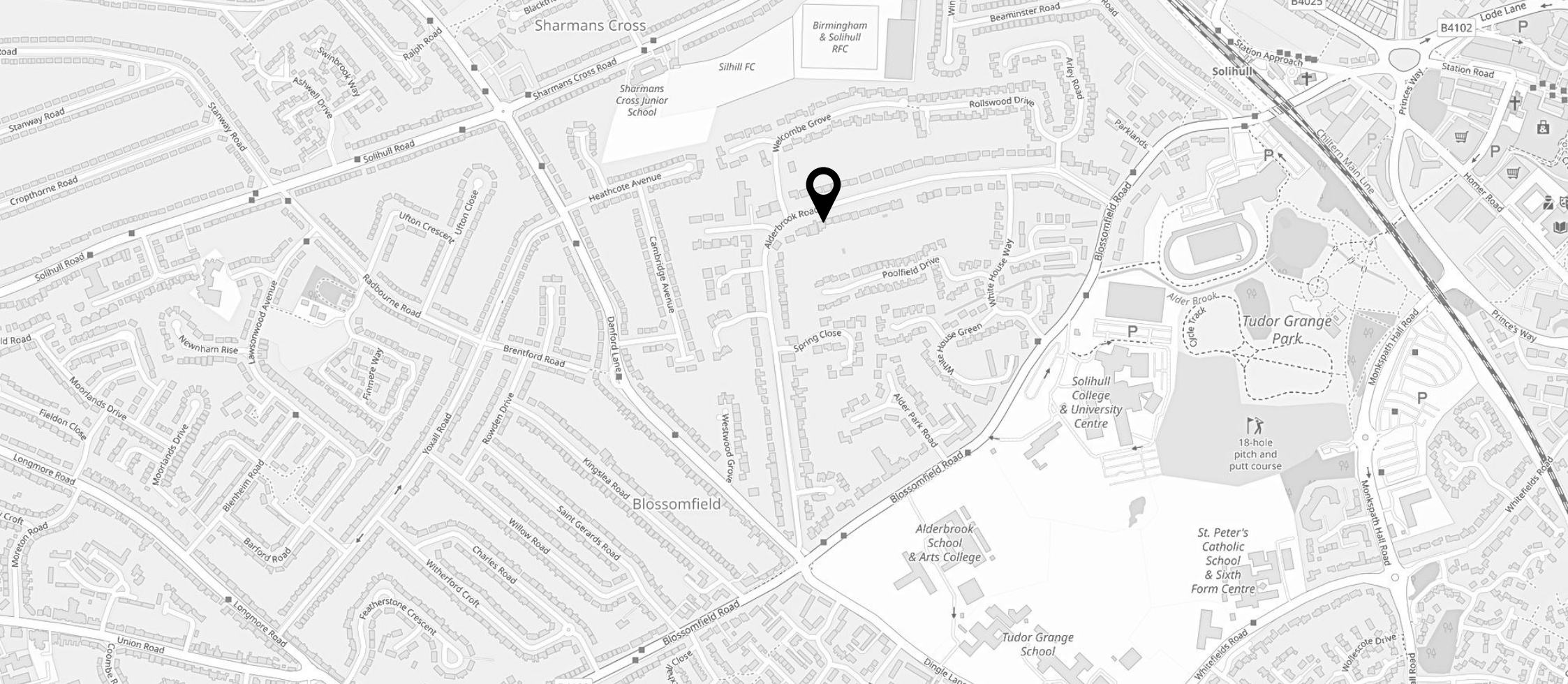


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Outside to the front, the property is accessed via electric gates, which comfortably houses eight cars. There's also an integral garage which runs from front to the full depth of the property. To the back an attractive long, private, landscaped garden offers plenty of space for the whole family to enjoy. Boasting a vast double tier patio, there's plenty of space to enjoy, perfect for all year entertaining.







LOCATION

The property is conveniently located less than a mile from Solihull town centre which offers excellent state and private schooling. The renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track, as well as Solihull's many shops, restaurants, bars and the John Lewis department store are all close to hand. Solihull Train Station is just over ½ mile away. The M42 and M40 motorways provide fast commuter links to the M1, M5 and M6. Birmingham International Airport and Railway Station are also just a short drive away.

FEATURES

- Stunning Modern Five Bedroom Family Home
- Five En-Suite Bedrooms
- Fabulous Open Plan Kitchen Dining Area
- Highly Sought After Location
- Underfloor Heating Throughout
- Air Conditioning Throughout
- South Facing, Landscape Garden with Large Entertaining Patio
- Private Electronic Gate Entry

SIZE

Total - 4516.8 SQ FEET.

TENURE

We are advised by the vendor that the property is Freehold with vacant possession upon completion. However we would advise that you check this with your legal advisor before exchanging contracts.

VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

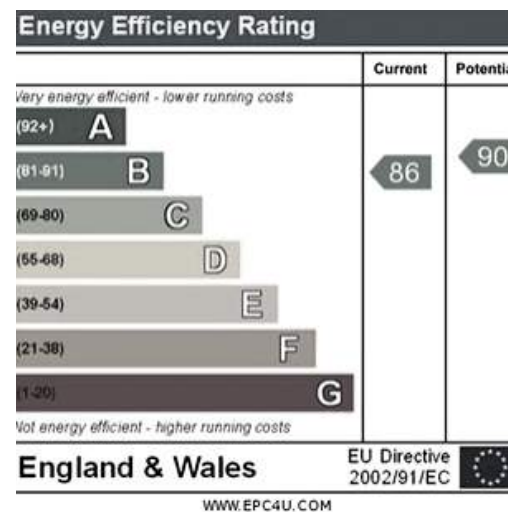
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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