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YOUR PREMIUM AGENT

**70 ALDERBROOK ROAD
SOLIHULL
B91 1NR**

A delightful family home nestled in a highly sought after location, boasting over 5,500 square feet of stylish and well-maintained living space. Featuring a substantial gated driveway, six elegant bedroom suites, and a westerly facing garden, light, bright and spacious a truly remarkable home.

The logo for DM&Co. is centered on a dark background with abstract, curved, overlapping bands of varying shades of gray. The text 'DM&Co.' is written in a white, elegant, cursive script font. The 'D' and 'M' are connected, and the 'C' and 'o' are also connected. The ampersand is a simple, clean design. The period at the end of 'Co.' is a small, solid dot.

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70 ALDERBROOK ROAD – SOLIHULL

Situated in one of Solihull's most prestigious location, this expansive home exudes elegance. A grand entrance leads to tastefully designed interiors: a Stoneham kitchen with Miele appliances, a living room flowing to a westerly garden, and six luxurious bedroom suites. The main suite impresses with a Juliet balcony and chic en-suite. Outdoors, the manicured garden and double garage combine style with functionality. Proximity to Touchwood Shopping Centre, top schools, and transport links, make this property a blend of luxury and convenience in the heart of Solihull.





Step inside to be greeted by a welcoming large hallway adorned with statement central staircase and refined Porcelanosa floor tiling warmed throughout with toasty under floor heating. The ground floor boasts a harmonious blend of space and comfort, designed for both entertainment and relaxation.

The formal living room, graced with French doors, opens up to the rear patio, inviting natural light and garden vistas indoors. A separate dining room with a feature bay window ensures memorable family meals, while the second reception room offers versatility, easily transforming from a games hub to a serene sitting area.







The heart of the home is a beautiful Stoneham kitchen, a well-appointed space complemented by Miele appliances and bespoke cabinetry, embodying both functionality and style. Flanked by the garden room with bi-fold doors, it blurs the lines between indoor and outdoor living, offering an idyllic space for gatherings amidst the garden's embrace.

Adjacent, a home office or optional ground floor bedroom with an ensuite extends the home's adaptability, catering to diverse lifestyle needs.







Ascend to the first floor to discover five exquisite bedroom suites, each a sanctuary of comfort and privacy. The main suite commands the left wing, unveiling a world of luxury with a Juliet balcony that captures enchanting garden views. Its generous walk-in dressing room and elegant en-suite with a double sink unit and capsule WC epitomize convenience and style.

Each of the additional bedrooms is a testament to thoughtful design, boasting en-suite access and fostering a haven of relaxation. On the second floor, two spacious bedrooms or optional media rooms introduce flexibility, connected by a Jack and Jill bathroom and surrounded by ample storage within the eaves, epitomizing practical elegance.





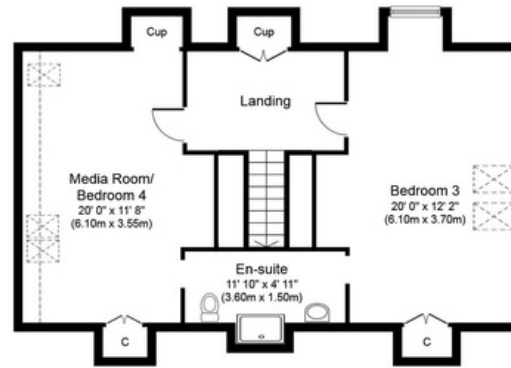




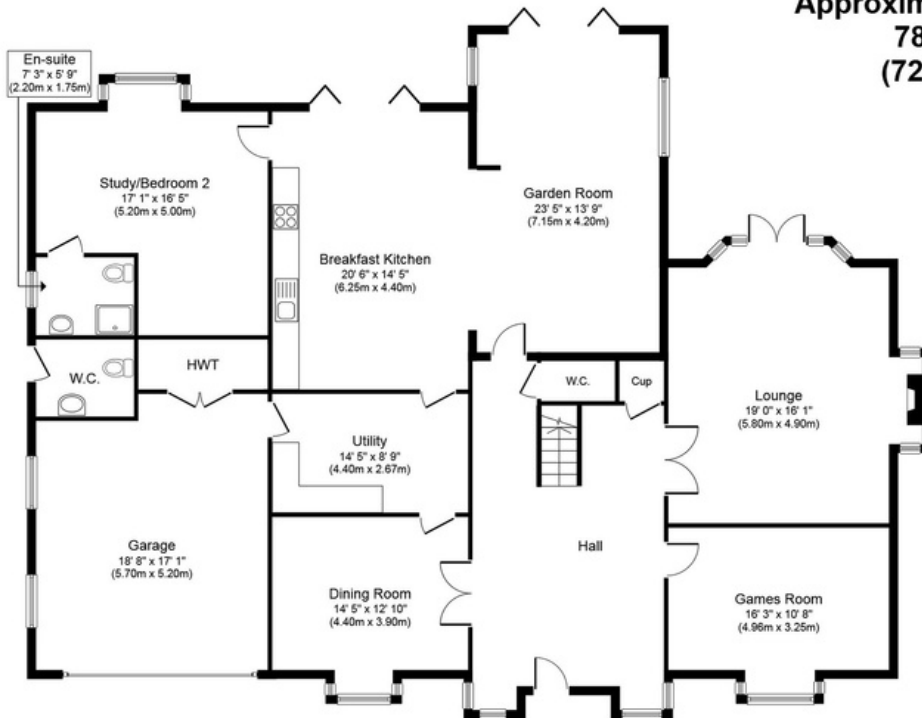
Outside, the property unveils a westerly facing garden where manicured lawns and elegant plantings create a tranquil escape. The expansive patio is a stage for alfresco dining and sun-soaked relaxation, while the double garage offers both secure parking and additional storage solutions. Every outdoor element is thoughtfully curated, from the gated driveway that welcomes residents home, to the blend of green spaces that invite play, reflection, and connection amidst nature's touch.



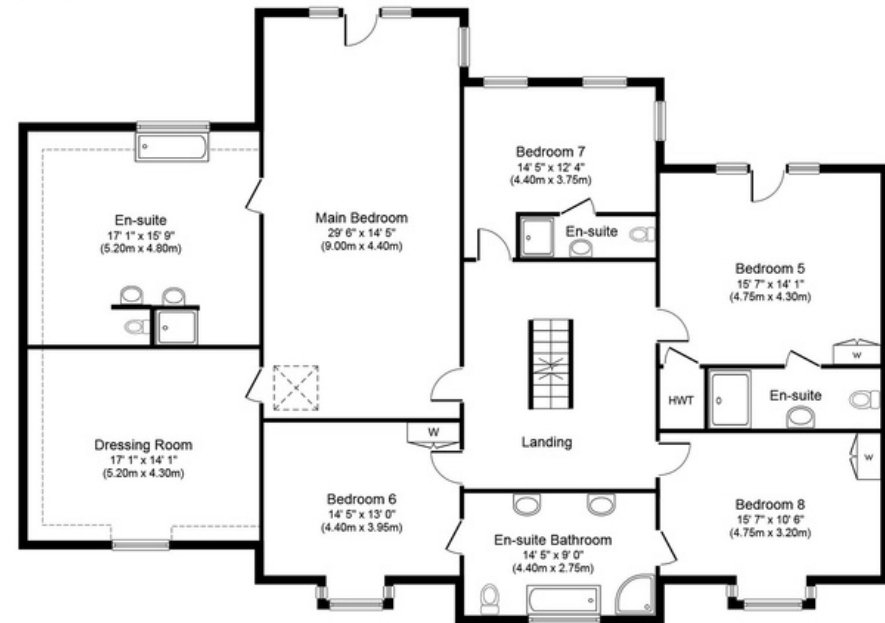
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	88
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Second Floor
 Approximate Floor Area
780 sq.ft.
(72.4 sq.m.)



Ground Floor
 Approximate Floor Area
2,560 sq.ft.
(237.8 sq.m.)



First Floor
 Approximate Floor Area
2,193 sq.ft.
(203.7 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Highly Sought After Central Solihull Location
- Stoneham Kitchen with Miele Appliances
- Underfloor Heating to Ground Floor and First Floor
- Five First Floor Bedroom Suites
- Two Second Floor Bedrooms with Joint Bathroom
- Six Bathrooms
- Four Reception Rooms
- Over 5,400 Square Feet Accommodation
- Gated Driveway and Double Garage
- Westerly Facing Garden

SIZE Total - 5,533 sq ft

SOLIHULL METROPOLITAN BOROUGH COUNCIL - H

SERVICES

The property is Freehold. All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	22 Mbps	1 Mbps
Superfast	-	-
Ultrafast	1000 Mbps	1000 Mbps

Network in the area: OpenReach, Virgin Media, CityFibre

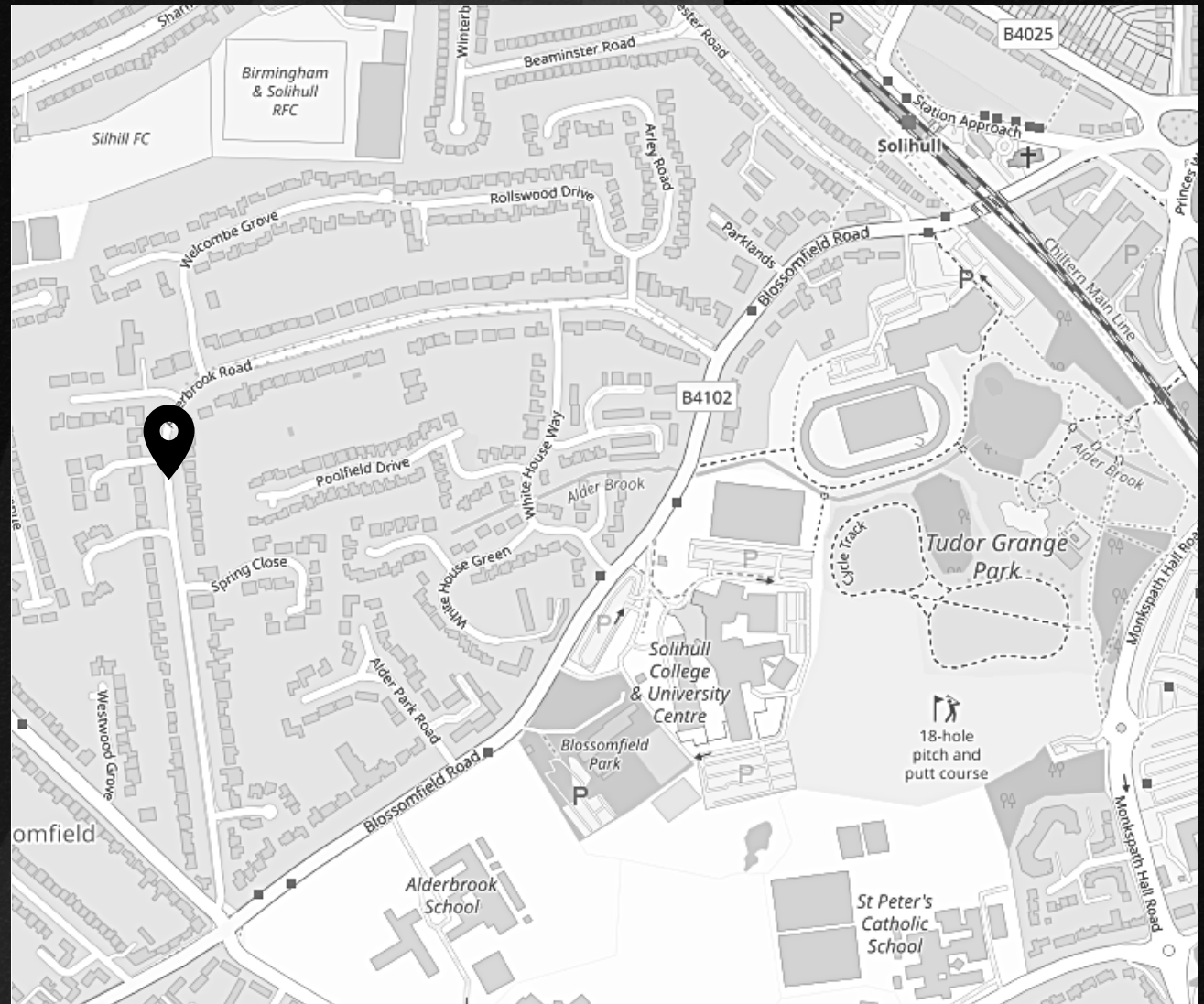
VIEWING

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

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



LOCATION

Nestled within the vibrant community of Solihull, residents enjoy a myriad of amenities. The renowned Touchwood Shopping Centre offers a diverse retail experience while the Tudor Grange Swimming Pool and Leisure Centre cater to fitness and relaxation needs. Esteemed public and private schools accommodate all age groups, ensuring quality education is within reach. With swift commuter train services and major motorways just a short drive away, connectivity is effortless.

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Call us on **01564 777314 (option 4)**

www.dmandcohomes.co.uk

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