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**61 ALDERBROOK ROAD
SOLIHULL
B91 1NR**

Impressive five/six bedroom detached residence in Solihull, offering a blend of luxurious spaces and a prime location. This beautifully lit home features four spacious reception rooms, a home office, and a sunlit kitchen with a delightful westerly facing garden, neatly gated with generous parking.

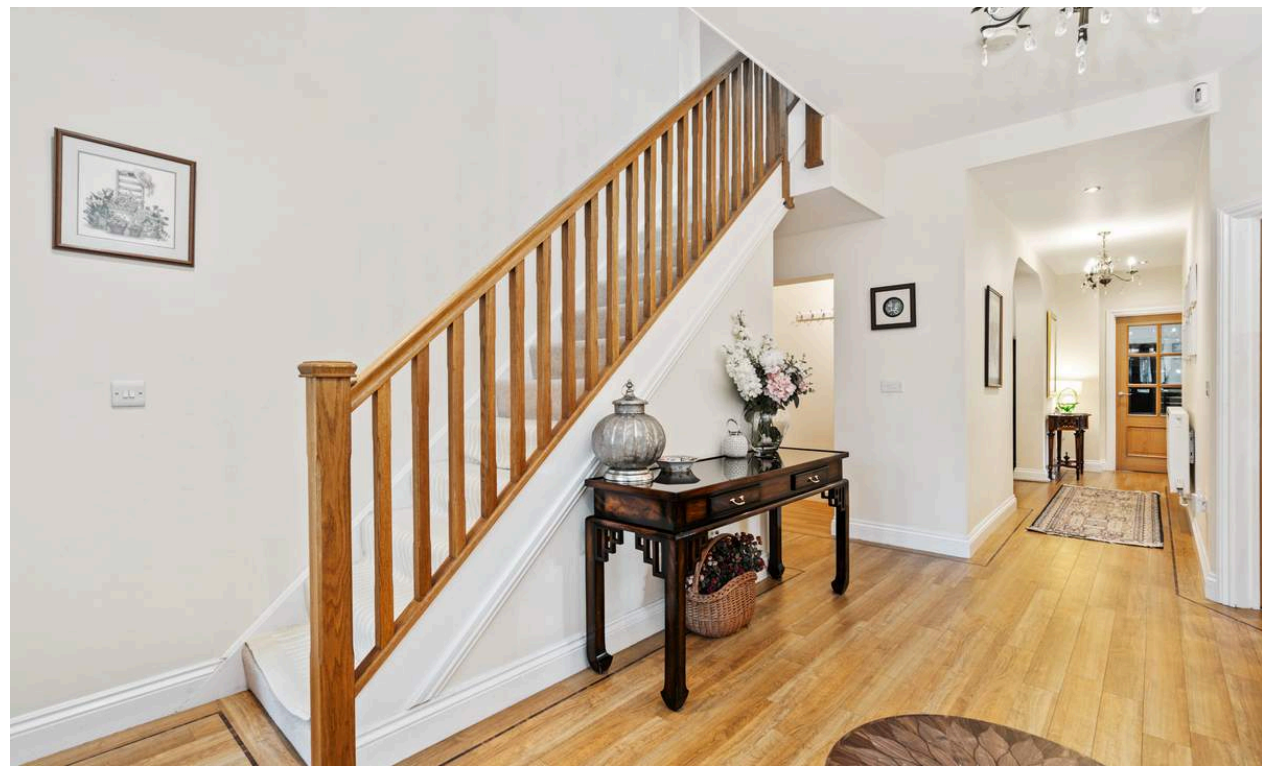
61 ALDERBROOK ROAD

Discover this magnificent five/six-bedroom detached house, nestled on a prestigious road in Solihull. The home is beautifully designed with a focus on light and space, providing a flexible living environment. The ground floor hosts a large en-suite bedroom, perfect for accessibility, alongside four splendid reception rooms that include an office, open plan dining area, and a sunroom with views of the immaculate garden. The upper floor features a bright landing that leads to four spacious double bedrooms, three well-appointed bathrooms, and a fifth bedroom ideal as a quiet reading nook. This property is truly a sanctuary of modern living and comfort, perfect for families and entertainers alike.





Upon entering, the large, bright hallway welcomes you, leading to the diverse spaces this home offers. The ground floor boasts a spacious bedroom suite with an en-suite, designed for accessibility and convenience. Adjacent is a practical office space. The home features two impressive reception rooms and a stunning open-plan dining area, all basking in natural light. The heart of the home is the well-equipped kitchen, illuminated by a roof lantern, flowing into a charming sunroom that offers serene views of the lush rear garden. Additionally, the property includes a substantial utility room, a downstairs WC, and ample storage with a cloaks cupboard.







The upstairs is accessed via a large, light-filled landing that introduces the well-dimensioned private spaces. It includes four expansive double bedrooms paired with three stylish bathrooms, ensuring comfort and privacy for all family members. The fifth bedroom, overlooking the front, serves as a tranquil reading room but can also accommodate as an additional single bedroom. Each room is finished to a high standard, echoing the home's overall theme of light and space.



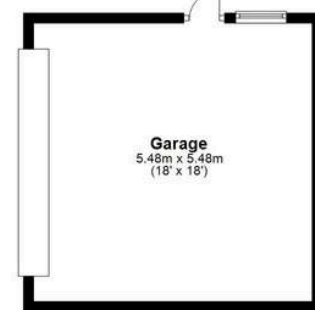


The exterior of the property matches its interior elegance. A secure gated entrance opens to a broad driveway with parking for multiple vehicles, alongside a spacious double garage. The rear garden is a highlight, ideal for summer gatherings, featuring a westerly aspect that captures the evening sunlight, perfect for relaxing and entertainment.



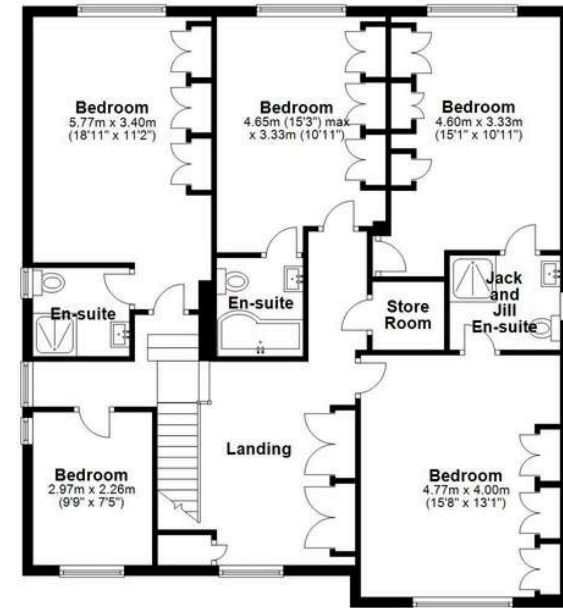


Ground Floor
Main area: approx. 228.0 sq. metres (2453.6 sq. feet)
Plus garages, approx. 30.0 sq. metres (323.2 sq. feet)



Main area: Approx. 340.5 sq. metres (3664.9 sq. feet)
Plus garages, approx. 30.0 sq. metres (323.2 sq. feet)

First Floor
Approx. 112.5 sq. metres (1211.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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			
		73	82
England & Wales		EU Directive 2002/91/EC	
		WWW.EPC4U.COM	

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Five/Six Bedrooms
- Four Reception Rooms
- Spacious Kitchen-Diner
- Sun Room Overlooking Garden
- En-suite Downstairs Bedroom Suite
- Gated Entrance
- Double Garage
- Westerly Aspect Garden

SIZE Total - 3,665 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

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	21 Mbps	1 Mbps
Ultrafast	1,000 Mbps	1,000 Mbps

Network in the area: OpenReach, Virgin Media, CityFibre

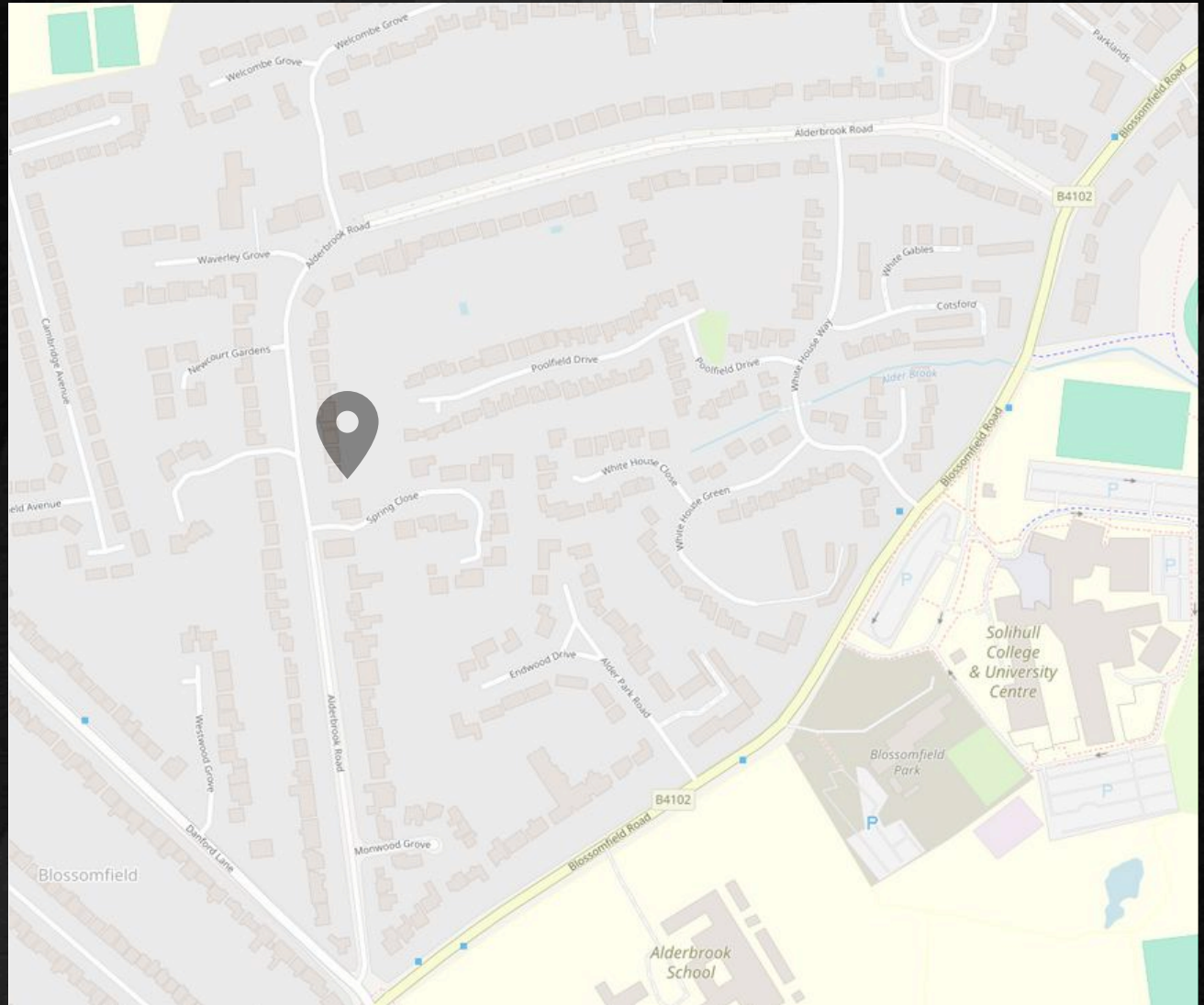
VIEWING

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)**

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