



**DM&Co.**  
YOUR PREMIUM AGENT

**106 ALDERBROOK ROAD  
SOLIHULL  
B91 1NS**

This delightful five-bedroom Edwardian semi-detached property, situated in one of Solihull's most sought-after roads, boasts huge potential to extend, lovely mature gardens, and ample off-road parking. Retaining original features and high ceilings, this well-maintained home includes three reception areas, five bedrooms, two bathrooms, and a large double garage.

## 106 ALDERBROOK ROAD

This charming Edwardian semi-detached home is a gem in one of Solihull's most desirable locations. With five spacious bedrooms and two bathrooms, this property offers ample space for a growing family. The entrance hall leads to three well-proportioned reception rooms, with a dining room featuring a lovely original fireplace and a spacious lounge opening onto the beautiful garden through French doors. The modern breakfast kitchen is complemented by a generous family room, creating a perfect space for both everyday living and entertaining. Outside, the property's width allows for significant extension potential, subject to planning, and the driveway provides ample parking space. The mature rear garden is a true highlight, with established borders, a charming mulberry tree, and a westerly aspect that ensures plenty of evening sunshine. This home, with its blend of original features and modern amenities, offers a unique opportunity to create a perfect family residence.





The ground floor of this delightful Edwardian home is designed to accommodate both family life and entertaining. A large, bright entrance hall welcomes you and provides access to three generous reception rooms. The front dining room, with its original fireplace and large bay window, is bathed in natural light, creating a warm and inviting space for family meals and gatherings. Adjacent is the spacious lounge, featuring French doors that open onto the picturesque garden, making it an ideal spot for relaxation and socialising.

The modern breakfast kitchen at the rear of the house is a culinary delight, offering ample space for cooking and dining. This area seamlessly connects to a generous family room, which also benefits from large French doors leading to the garden, perfect for al fresco dining and entertaining. The practicality of this home is further enhanced by a separate utility room accessible from the kitchen and a large double garage, providing excellent storage and workspace. A convenient downstairs w/c completes the ground floor layout, adding to the home's functionality and appeal.







The first and second floors of this Edwardian home are designed to offer comfortable and versatile living spaces. On the first floor, you will find four well-proportioned double bedrooms, each offering a cosy and private retreat for family members or guests. These bedrooms share a contemporary shower room, ensuring convenience and comfort for all.

The top floor hosts a further large double bedroom that offers flexibility for various uses. A super store room, could easily be transformed into a walk-in wardrobe, enhancing the potential to create a luxurious principal suite, which also includes a well-appointed bathroom.

The combination of space, style, and practicality on the upper floors makes this home ideal for a growing family or those who enjoy hosting visitors.







The outdoor space of this Edwardian home is a true highlight, not only is it beautiful but offers ample scope further development. The mature rear garden is a picturesque haven, bursting with established borders and vibrant greenery. A charming mulberry tree stands as a focal point, perfect for a treehouse or a whimsical garden feature. The garden's westerly aspect ensures it benefits from the last rays of the day's sunshine, making it an ideal spot for relaxation and outdoor activities.

The property's width is a notable feature, with a large double garage to the side providing ample storage and workspace. The garage also presents significant potential for extension, subject to planning, allowing for the creation of additional living space or a home office. There is also a useful gardeners WC.

The driveway offers plenty of parking space for multiple cars, ensuring convenience for residents and guests alike. This combination of a spacious, well-maintained garden and versatile garage space enhances the overall appeal and functionality of the home.

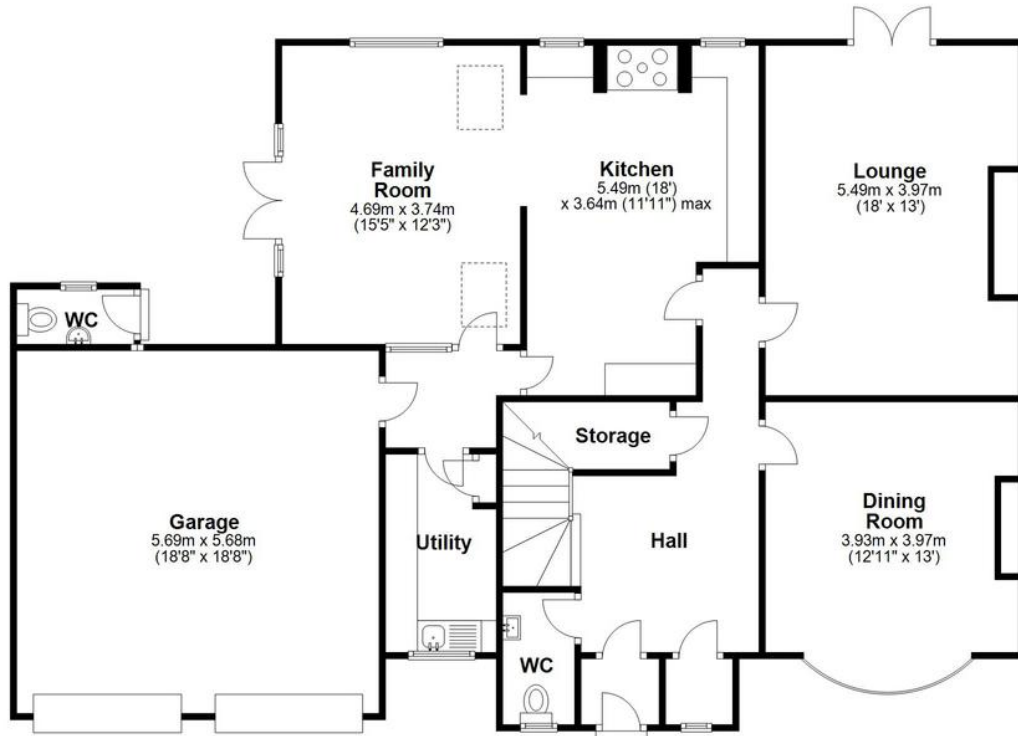






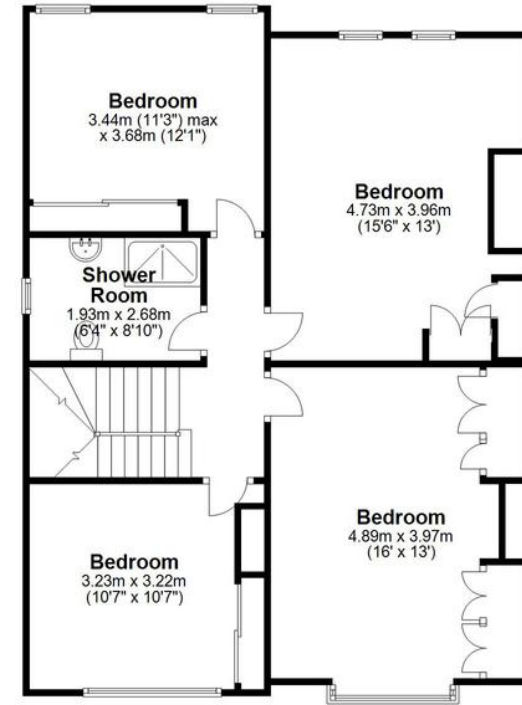
### Ground Floor

Approx. 141.5 sq. metres (1522.8 sq. feet)



### First Floor

Approx. 79.2 sq. metres (852.4 sq. feet)



### Second Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Total area: approx. 260.5 sq. metres (2803.5 sq. feet)

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

- Splendid Edwardian Semi- Detached Home
- Five Double Bedrooms
- Original Period Features
- Three Reception Areas
- Modern Breakfast Kitchen
- Large Double Garage
- Mature Westerly Facing Rear Garden
- Ample Off-Road Parking
- Potential To Extend

**SIZE** Total - 2,803.9 sq

**TENURE** ft  
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	12 Mbps	1 Mbps
Superfast	45 Mbps	8 Mbps
Ultrafast	1,000 Mbps	1,000 Mbps

**Network in the area:** OpenReach, Virgin Media & CityFibre

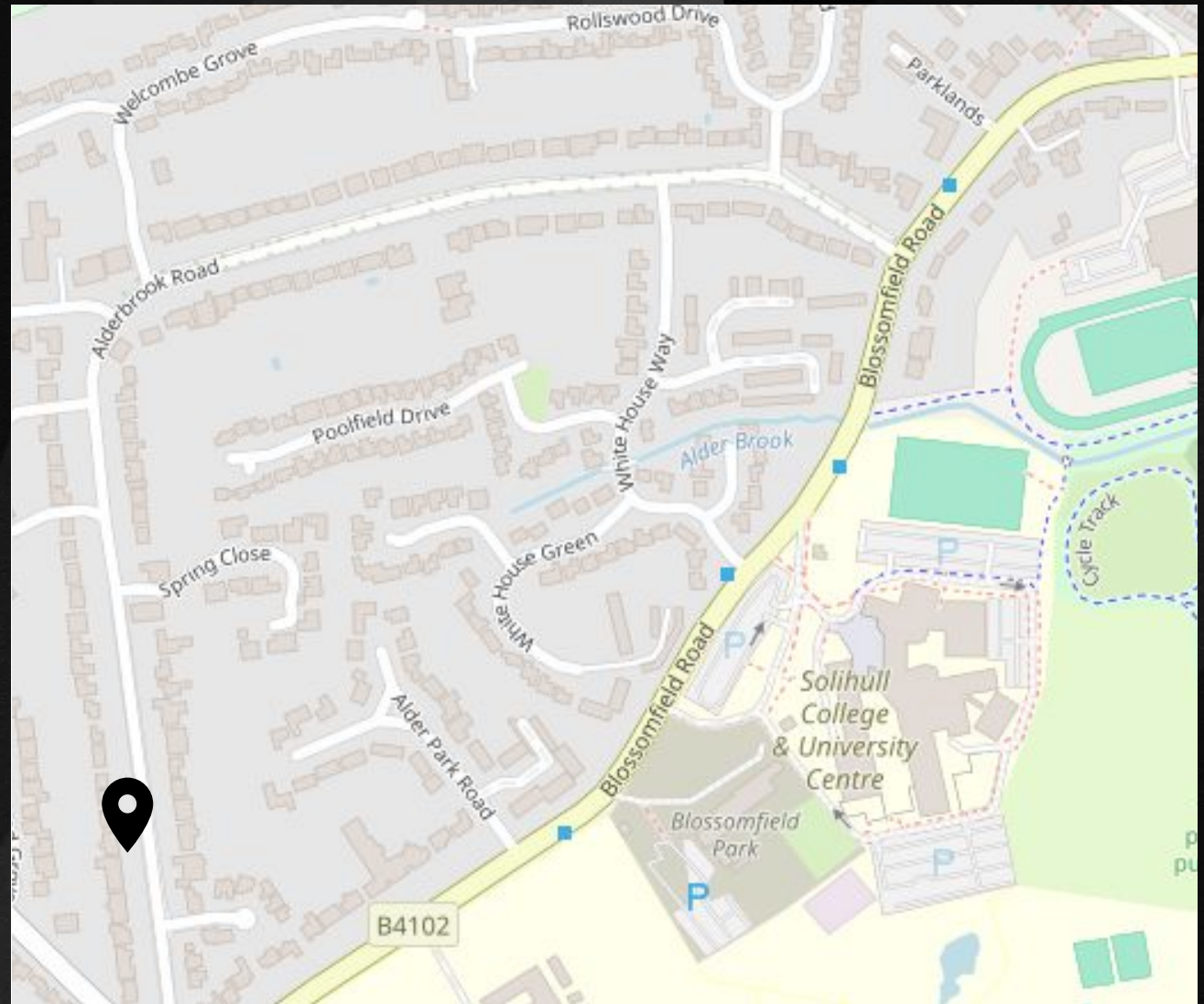
## VIEWING

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 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.\*



## LOCATION

Alderbrook Road is one of the most prestigious roads in Solihull.

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.

*DM&Co.*

**YOUR PREMIUM AGENT**

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

[www.dmandcohomes.co.uk](http://www.dmandcohomes.co.uk)

[premium@dmandcohomes.co.uk](mailto:premium@dmandcohomes.co.uk)