



ESTHER
BROOMHALL
& P A R T N E R S

Alderbrook Road, Solihull



*Sleek and modern design
with a premium address*

This stunning property is located to one of Solihull's most premium addresses, with sleek and modern design, this family home encapsulates space and light throughout with a private, mature and established rear garden.

Extending to near 6500 square feet, this home is understated behind a discreet gated setting, yet opens to the most stunning offering of family accommodation. Designed with practicalities of modern living in mind, this home has been maintained to an exceptional standard with no compromise on quality of fixtures and fittings. Having originally been built in the late 1960s, the home has since undergone a superb refurbishment program by the present owners, including oak panelled doors, Amtico flooring and contemporary sanitaryware.





Well screened from this desirable road, behind a pillared wall with wrought iron railing and approached through a solid oak remote controlled gate. There is a generous driveway and separate garaging for three cars.

A wide central reception hall provides a light and spacious entrance from which multiple reception rooms feed. The hub of the home, the expensively appointed kitchen by German designers - Schuller. An array of units with Ceaserstone work surfaces and high-end Miele appliances include full height fridge freezer, dishwasher, double oven, steam oven, microwave, warming drawer and Quooker hot tap and filter. The central island has built in gas hob and discreet doors open to a useful pantry store cupboard.

Steps from the kitchen lead down to an undeniably impressive reception room. Ideally for entertaining or games room for the family. To the rear of the kitchen is a second kitchen / utility area and sauna.

From the hallway through double doors, the separate dining room will be found along with a separate fitted study and guest cloakroom from the inner hallway.





Rising to the first floor, the wide staircase splits to the central landing leading to an elevated living room, providing stunning views to the rear garden. This living room has a feature high ceiling, inset coving and doors to a garden terrace.

The oak and glass staircase continues to the main landing, leading to six bedrooms and five ensembles. Should a 6th bathroom be required, plumbing is available from the boiler room.



Undoubtedly the primary bedroom is a luxurious offering, with a high cathedral ceiling and full height window. French doors overlook the garden with a Juliet balcony. The ensuite has a double width shower, freestanding bath, his and hers vanity basins and the luxury of access through to a large dressing room with fitted shelving and hanging space.

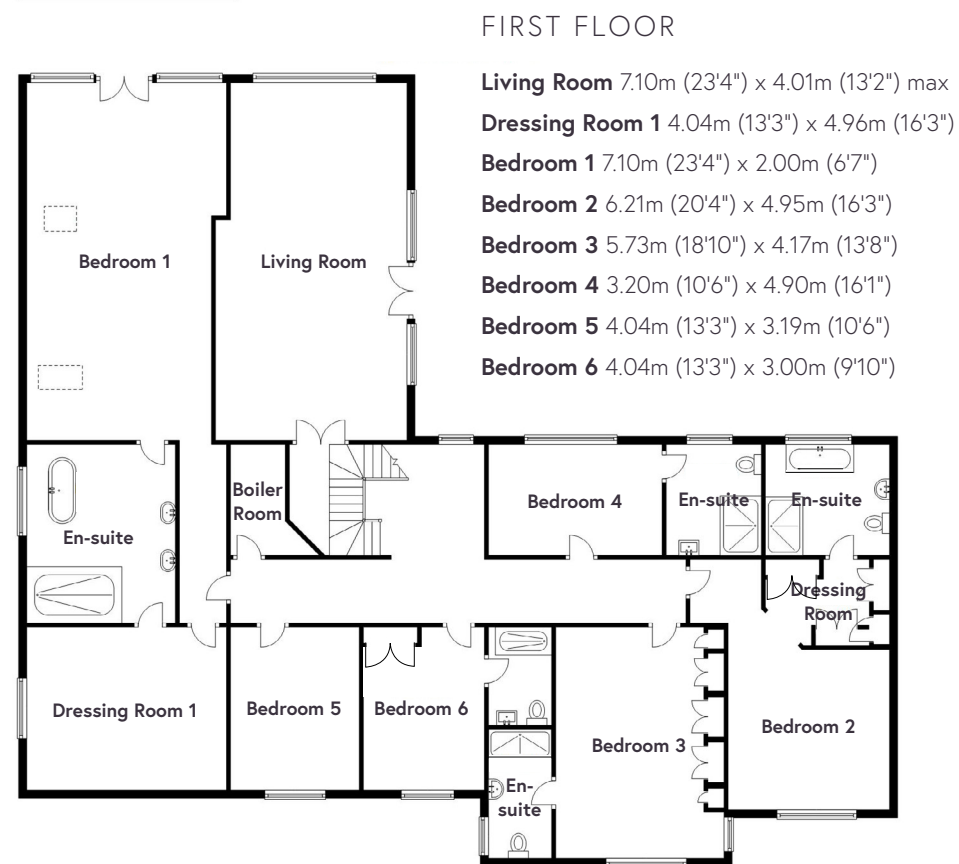
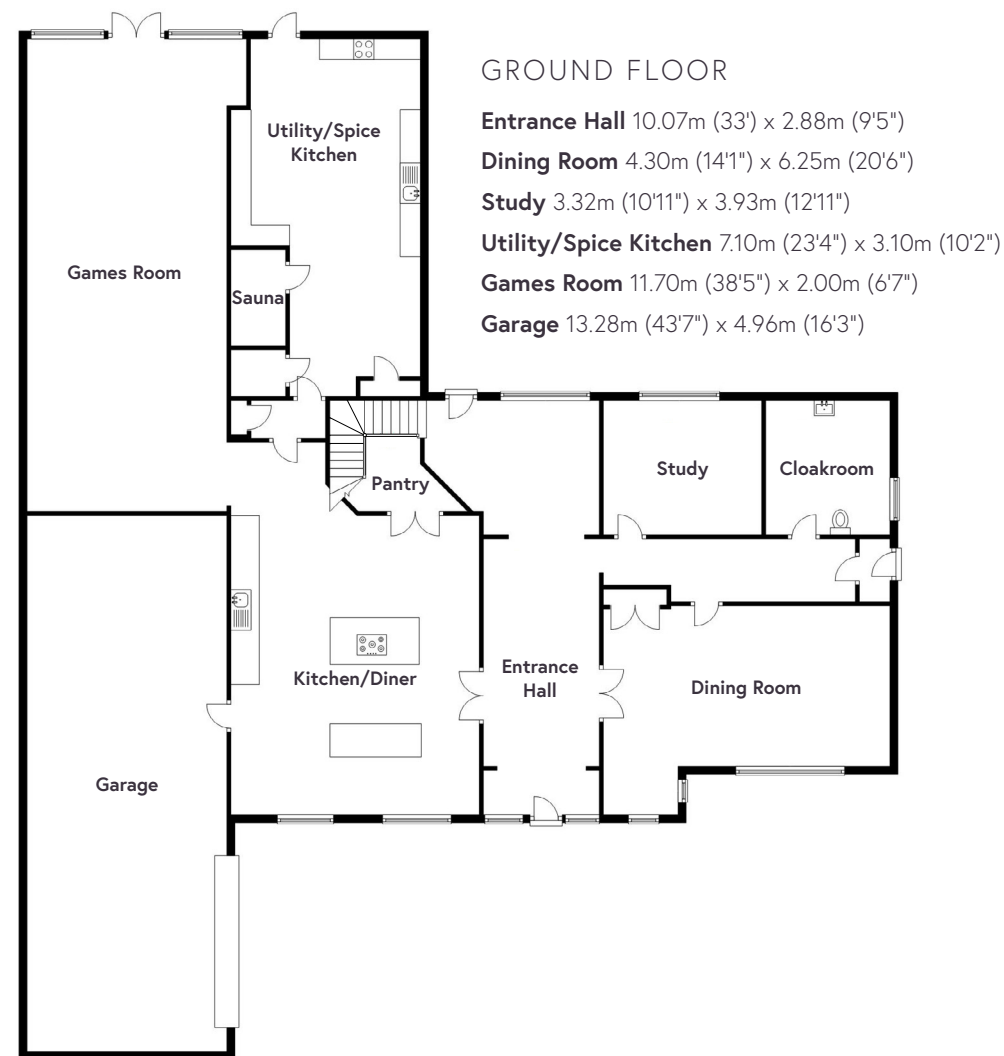
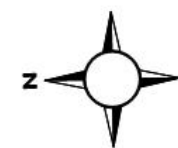
All set within a mature garden with easterly aspect, established planting and tree life give complete privacy. There is a timber decked sun terrace to the rear, and wide steps leading to the extensive lawn. A gravel pathway leads down the lawn, with inset lighting and multitude of plant life throughout.



Solihull town centre is a hub for all generations, providing excellent lifestyle, entertainment and education facilities. Solihull's own train station just several minutes walk from the main high street of town, offers links to Birmingham, Stratford upon Avon, Leamington Spa and London. The centre of town is home to the thriving indoor Touchwood Shopping centre, renowned for its large John Lewis store, multiple cafés, restaurants and cinema. Malvern and Brueton Park are wonderful to explore in all seasons, with no shortage of picnic spots around the lake and nature reserve.

The town is home to Solihull School, an independent day school set across two campuses, incorporating the well-known Saint Martin's School for Girls of Brueton Avenue. This progression within the education system will reaffirm Solihull's appeal for independent education for both boys and girls from ages 3 to 18. Excellent state schooling is also nearby, with all ages catered for along with several options for sixth form studies. Birmingham city centre is approximately 17 miles away, easily reached by the motorway network of the M42 and M6 or equally train within about 15 minutes. Alongside advances in facilities, the town has maintained a charm which resonates throughout many of its prime residential roads, with green and leafy streets evident to this day along with the prominent St Alphred Church.





| GROUND FLOOR | FIRST FLOOR | TOTAL AREA |
|---|---|---|
| Approx 325.9 sq metres (3508.3 sq feet) | Approx 259.9 sq metres (2797.3 sq feet) | Approx 585.5 sq metres (6305.6 sq feet) |

(ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED FOR ILLUSTRATIVE PURPOSES ONLY)



GENERAL INFORMATION

Tenure: Freehold

EPC: Rating C

Services: Mains gas, electricity and water

Local Authority: Solihull Metropolitan Borough Council

DIRECTIONS
POSTCODE B91 1NS

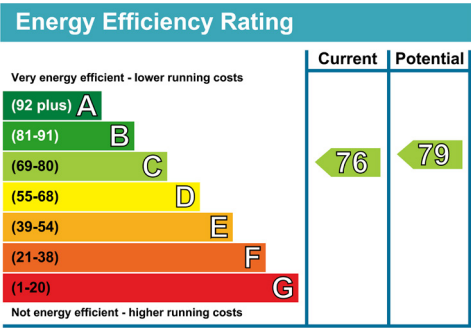
From Solihull town centre, proceed along Blossomfield Road, taking the third turning on the right hand side into Alderbrook Road. The property will be found on the left hand side.

AGENTS NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

ANTI MONEY LAUNDERING (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, EB&P as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.



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