



Greenacres
27 Alderbrook Road | Solihull | West Midlands | B91 1NN

FINE & COUNTRY

GREENACRES

As one of the last remaining untouched period homes on this highly sought-after road, Greenacres is a grand 1920s detached residence brimming with architectural elegance. Having been in the same family for over 40 years, this beautiful property offers incredible scope and potential for the next generation to create their dream family home on Alderbrook Road.







Accommodation summary

As one of the last remaining untouched period homes on this highly sought-after road, Greenacres is a grand 1920s detached residence brimming with architectural elegance. Having been in the same family for over 40 years, this beautiful property offers incredible scope and potential for the next generation to create their dream family home on Alderbrook Road.

The property briefly comprises a large, enclosed porch leading into a magnificent reception hall, five double bedrooms, two bathrooms (plus an outside shower room and WC), four large reception rooms, and a breakfast kitchen. Outside, there is a generous, wide, south-facing lawned garden and a large outdoor swimming pool with several terraces.



Occupying a prime position on one of Solihull's most aspirational roads, this wonderful home is in need of modernisation, but with its superb south-facing rear garden, exceptionally large frontage, and over 3,600 sq ft of accommodation, it offers enormous potential to become one of the standout family homes on this highly sought-after road. From the moment you approach Greenacres, you are immediately struck by the house's beautiful character. The property retains many of its original features, including stunning oak panelling, beams, stained glass windows, and original fireplaces.

The enclosed porch is a light and spacious entrance to the property, featuring lovely stained glass windows and original plasterwork. From here, we move into the fabulous reception hall. With its oak features, original brick inset fireplace, window seats, and heaps of character, this room creates a wonderfully warm welcome into the home. The spacious layout currently offers four delightful reception rooms, the largest of which is the drawing room at the rear. Three of the reception rooms have open gas fires, each retaining its original character. Some years ago, the rear of the property was extended to incorporate the drawing room, snug, and dining room, each now featuring beautiful tall arched windows and French doors to the rear, maximising views across the pool and gardens and providing access to the pool terraces.

The kitchen is currently fitted with a range of wall and base units and several high-end integrated Miele appliances, including a built-in electric oven and steam oven, a dishwasher, and a four-ring gas hob. There is also a Samsung American fridge freezer, a Blanco 1.5 stainless steel sink with a mixer tap, a cold filter water tap, and an Insinkerator. There is ample space for a breakfast table and chairs, but with the rear garage storage area adjacent, this is ideally placed to extend into and create a very large open-plan family breakfast kitchen. To the rear of the kitchen, double doors lead onto the patio, and to the left of this is a useful boot room, pool filter room, and boiler room housing the Ideal IMAX boiler. In addition to the main terrace, there is a charming private gravelled courtyard area with a water feature and access to the outside wet room and WC for the swimming pool. There is also a smartly fitted guest WC leading off the reception hall, fitted with a Porcelanosa NK suite with a vanity hand basin and low-level WC, together with a useful built-in cloakroom cupboard. The ground floor layout also incorporates a laundry room, accessed from the kitchen, with space for a washing machine and tumble dryer. From here, there is internal access to the large double garage with an electric door, and to the rear, with sliding floor-to-ceiling doors, is a further garage storage area behind.

The magnificent solid oak dog-leg staircase, with lovely detailed balustrades, the large picture window overlooking the rear gardens, and the gallery landing create a superb area to sit and read. Once at the top of the stairs, the landing splits off to two sides and leads to five double bedrooms, two bathrooms, and access to a sizable loft space.





Seller Insight

“Greenacres has been a part of our family since 1981, carrying with it over four decades of memories and cherished moments. This home, built in the 1920s, is a true testament to the architectural elegance of that era. As you step into the spacious hall, you're greeted by the warmth of a wooden fireplace and the grandeur of a galleried landing. It's a welcoming space, perfect for hosting gatherings and celebrating family occasions.”

“When my parents first acquired Greenacres, the house required some updating. My mother immediately fell in love with Greenacres the moment she walked through its doors, and our family knew it was meant to be our home. They lovingly extended the entire rear of the property, installing tall windows that offer breath-taking views of the garden. The kitchen was also modernised and extended, providing a contemporary space for family meals. Now, after forty years, Greenacres is ready for another round of modernisation, presenting the perfect opportunity for someone to infuse their own style into a property rich with character.”

“From the moment you walk through the door, the house envelops you in a sense of charm and warmth. The three large reception rooms and the inviting hall, each featuring a unique fireplace, are ideal for entertaining family and friends. The swimming pool and garden have been the backdrop for countless celebrations and joyful gatherings, especially during the summer months. Greenacres has always been the heart of our family Christmases, accommodating our entire family with ease and grace.”

“The lounge is a personal favourite space, featuring an original 1930s inglenook fireplace. It's a serene and peaceful room, perfect for curling up with a good book while gazing out over the garden. The south-facing garden allowed us to enjoy the best of the day's sunlight, from the early morning rays in the breakfast area to the sun-warmed rear of the house and pool during the day, and finally to the front sitting room, which catches the gentle light of sunset.”

“Located on Alderbrook Road, one of Solihull's premier streets, Greenacres offers the perfect blend of tranquillity and convenience. Just a ten-minute walk from the town centre and Solihull Railway Station, the house is ideally situated for commuting to Birmingham. The road itself is quiet and tree-lined, with many large, distinguished properties.”

“My parents cherished their time at Greenacres, never wanting to leave this beautiful sanctuary. It provided the perfect backdrop for their collection of antiques and mementos from around the world, and they took great pride in hosting international visitors, showcasing the beauty of their home.”

“Greenacres is one of the few larger homes on Alderbrook Road that still retains its original period features. It offers a rare and wonderful opportunity for the next family to experience the same joy and love that we have felt here. We hope that Greenacres will continue to be a place of warmth, charm, and unforgettable memories for many years to come”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Outside

Set back from Alderbrook Road, Greenacres has a generous and smartly presented frontage. The block-paved driveway provides ample parking for around 10 cars, and the large lawned garden, with its beautiful mature Acer, is privately screened behind an abundance of tall trees, shrubbery, and deep hedges. There is gated access to one side through a tall arched door set into a high wall, offering privacy and security. To the front of the property, several stunning hydrangeas perfectly frame the entrance to this delightful home.

The rear garden offers something for all the family, and with a southerly aspect, it's perfectly situated to make the most of sunny days by the pool. Spanning the width of the house are the large terraces interspersed with mature shrubs and flower beds. This generous terrace provides ample space to entertain, dine al fresco, and enjoy lazy days by the pool. The pool is heated and has a fully operational filtration system. There are wide steps leading down to the shallow end, which gently slopes down to a diving depth at the other end. To the side of the main terrace, a wall separates the gravelled courtyard that leads from the boot room. This lovely, enclosed garden area features tall mature bamboo screening and a charming water feature. There is also a glass and aluminium-framed greenhouse, and the large sweeping lawn is perfect for children to enjoy. The garden is well screened with tall trees and shrubbery, creating peace and tranquillity away from busy life.









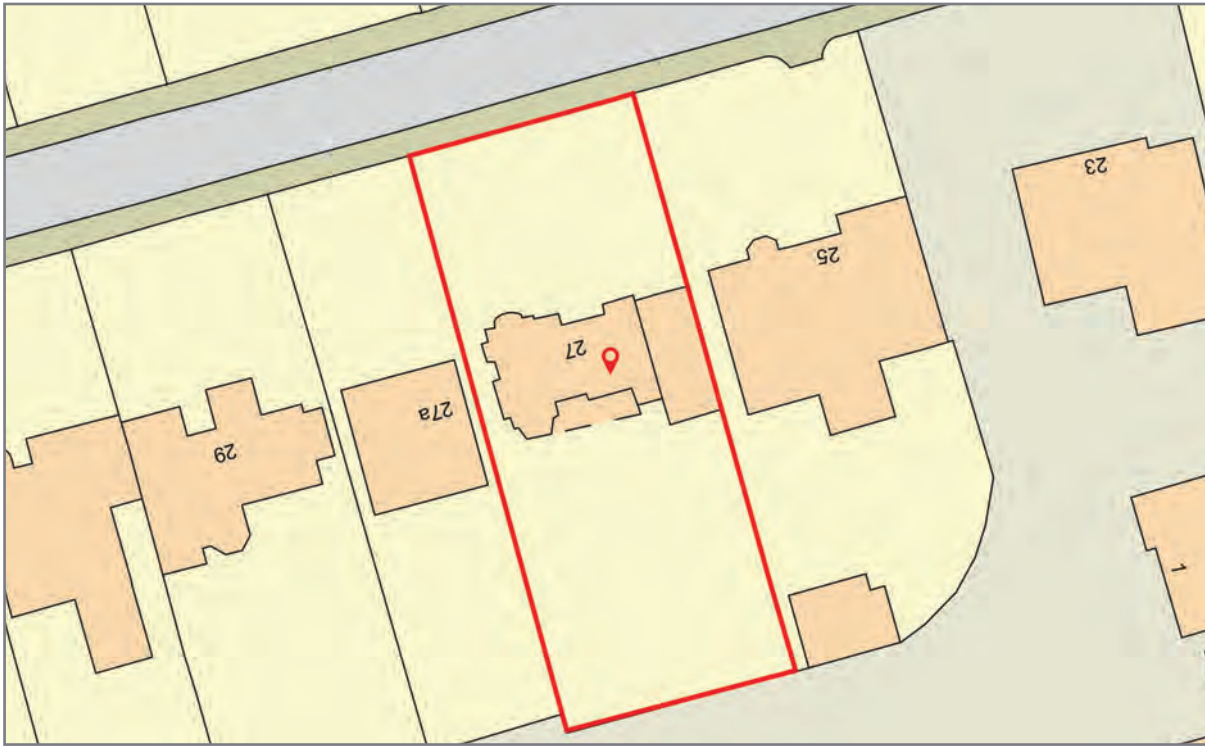




LOCAL AREA

Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The town itself offers an excellent range of amenities including the first-class award winning shopping centre Touchwood with a John Lewis flagship store heading up 80 high street retail names, 20 bars and restaurants, and a 9-screen cinema complex. There is also a state of the art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/ athletics track, several nearby private golf courses, and an ice rink. Finally, the town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena, and the fabulous Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11-screen cinema, and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5, and access to the north along the M6 motorway corridor. Solihull also offers some excellent schools both for private education together with superb college options for higher education.





Services, Utilities & Property Information

Mains Gas, Electric, Water and Drainage

Gas Central Heating

Broadband: High-speed broadband available; We suggest you check with your provider.

Tenure : Freehold

Local Authority : Solihull Metropolitan Borough Council

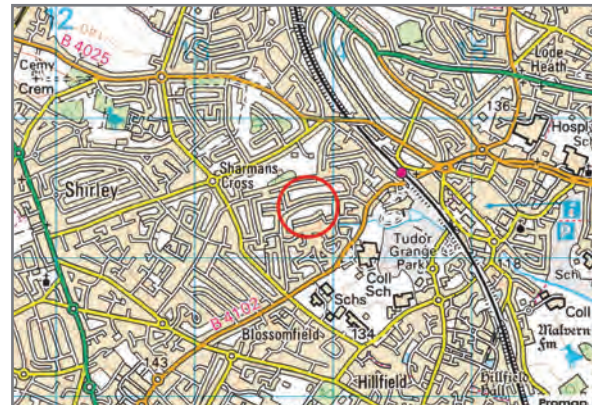
Council Tax Band : H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

For more information visit <https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>



Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

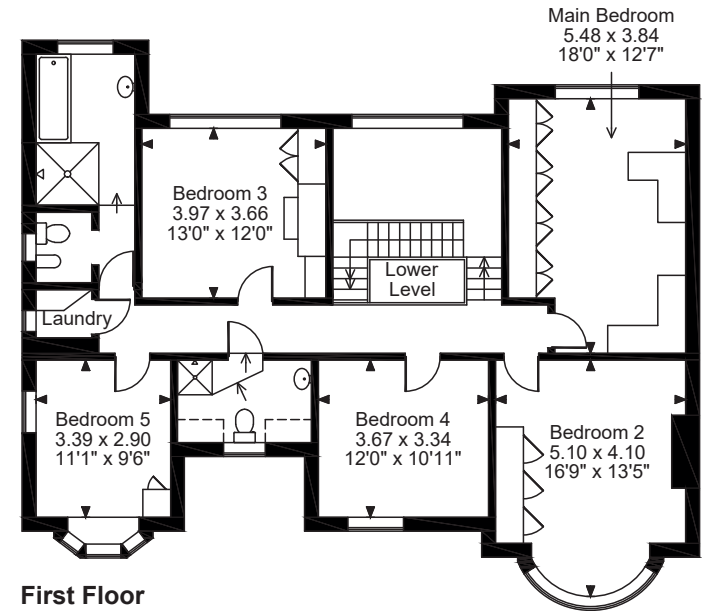
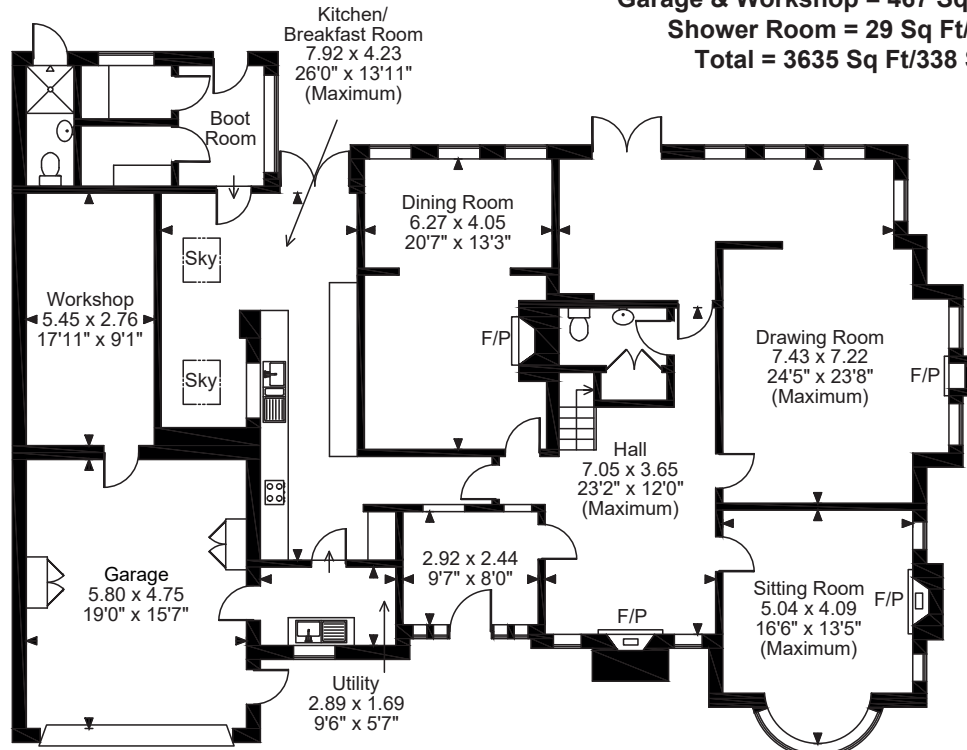
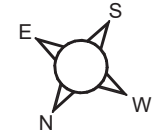
Saturday 9.00 am - 4.30 pm

Sunday By appointment only

Greenacres, Alderbrook Road, Solihull, West Midlands

Approximate Gross Internal Area

Main House = 3139 Sq Ft/292 Sq M
 Garage & Workshop = 467 Sq Ft/43 Sq M
 Shower Room = 29 Sq Ft/3 Sq M
 Total = 3635 Sq Ft/338 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 05.09.2024







RACHEL HYDE
 PARTNER AGENT
 Fine & Country Solihull
 07966 473056
 email: rachel.hyde@fineandcountry.com



MARTIN GRANT
 PARTNER AGENT
 Fine & Country Solihull
 07713 251510
 email: martin.grant@fineandcountry.com

With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

YOU CAN FOLLOW US ON



"We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process"... "Well worth the fee paid"

"A big thank you to both Martin and Rachel"



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel +44 (0)121 746 6400
solihull@fineandcountry.com
Zenith House, Highlands Road, Solihull B90 4PD

