



Danes
melvyn
ESTATE AGENTS

**Alderbrook Road
Solihull
Offers Around £750,000**

Description

Alderbrook Road is renowned for being one of the most sought after locations in Solihull. Comprising of a varied range of properties from Edwardian to modern bespoke new builds. Leading off Blossomfield Road, one of the main arterial roads from the town centre this is a most desirable and convenient location for the ammenities of Solihull and the surrounding area.

A level walk of approximately a mile will bring you to the town centre of Solihull with all its amenities, including a Waitrose supermarket and John Lewis department store and the vibrant Touchwood shopping centre or one could choose to stroll through Tudor Grange Park to the town centre.

En route to the town centre, one will pass Solihull Railway Station which offers main line services to Birmingham and London as well as local commuter services. On the opposite side of Blossomfield Road to the station is Tudor Grange Leisure Centre which offers a variety of sports and leisure facilities.

Enviablely situated to take advantage of the convenience of Solihull's location, the properties are only 3.5 miles from the junction of the M42 with the A41 and 2 miles from the junction with the A34. The M42 links to the national motorway network and provides access to Birmingham International Airport and Railway Station and the National Exhibition Centre.

Along Blossomfield Road are excellent school campuses, including Tudor Grange Academy of which the property falls into the catchment area of.

Regular bus services operate towards Solihull and out towards the A34 Stratford Road in Shirley giving access to the city centre of Birmingham. Travelling away from Birmingham along the A34 one will come to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property was built circa 1900's and retains many original features, it has remained in the ownership of the current family since the 1970's and is now ready for refurbishment by the new owners to transform this spacious family home.

It is set back from the road behind a well screened mature front garden with a tarmacadam driveway leading to a canopy porch with stained glass wooden door opening into the welcoming hallway with turned staircase to the first floor accommodation and stained glass bow window to the front. Doors from the hallway open into a spacious lounge with bay window and Inglenook fireplace, large dining room with double doors to the rear garden, guest cloak WC and breakfast room with doors into the pantry and kitchen.

The garden room has two store cupboards, gardeners WC and doors of the garage, front driveway and leaded windows with double doors to the rear garden.

On the first floor landing there are four generous double bedrooms, linen closet, bathroom and separate WC.

The rear garden is mostly lawn with shrub and tree screening to the rear.



Accommodation

IMPRESSIVE ENTRANCE HALLWAY

GUEST CLOAKS WC

LOUNGE WITH INGLENOOK

17'0 x 15'6 into inglenook (5.18m x 4.72m into inglenook)



SUPERB DINING ROOM

18'1 into bay x 13'x1 (5.51m into bay x 3.96mx0.30m)



BREAKFAST ROOM

12'9 x 10'11 (3.89m x 3.33m)

KITCHEN

9'2 x 8'8 (2.79m x 2.64m)



GARDEN ROOM

22'4 max x 17'0 (6.81m max x 5.18m)

LANDING

BEDROOM 1

18'4 into bay x 13'1 (5.59m into bay x 3.99m)



BEDROOM 2

17'5 into bay x 13'0 (5.31m into bay x 3.96m)



BEDROOM 3

12'8 x 9'4 (3.86m x 2.84m)

BEDROOM 4

12'1 x 9'0 (3.68m x 2.74m)

BATHROOM

SEPARATE WC

GARAGE

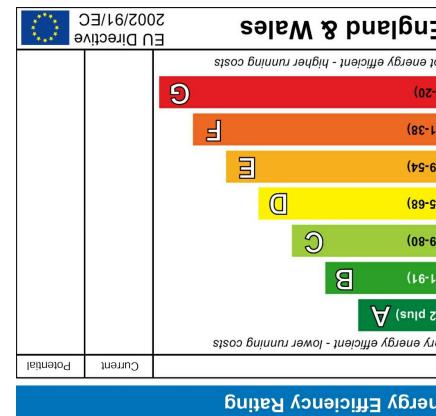
16'2 x 9'1 (4.93m x 2.77m)

MATURE REAR GARDEN

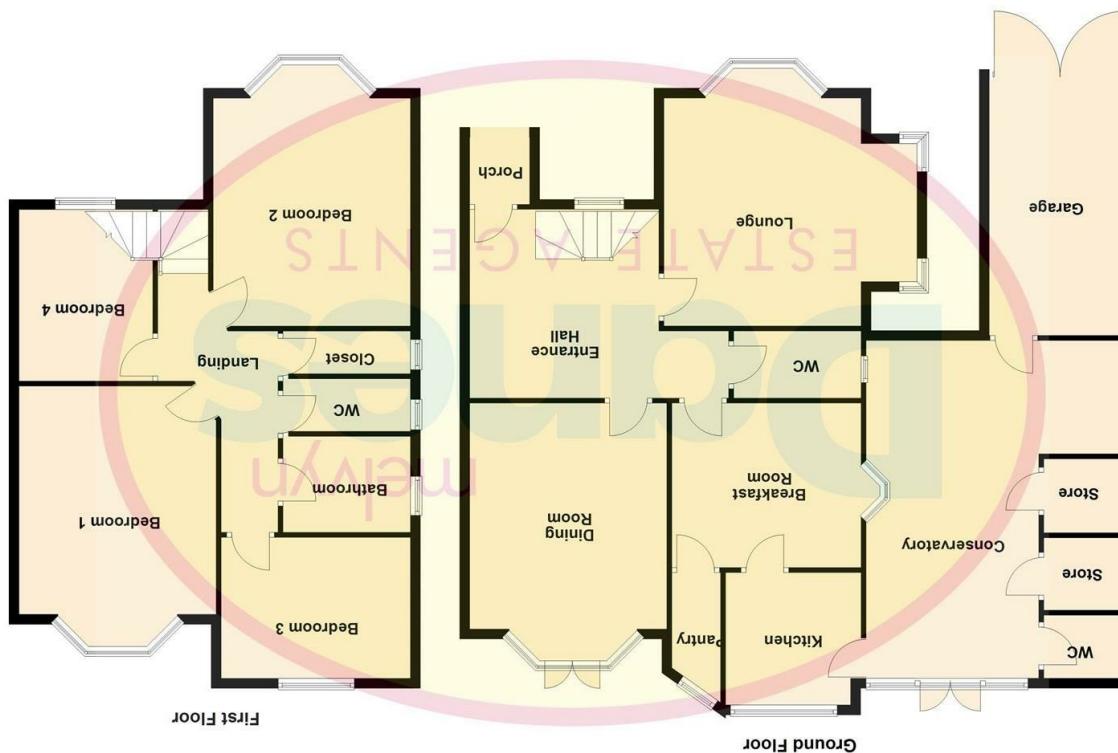
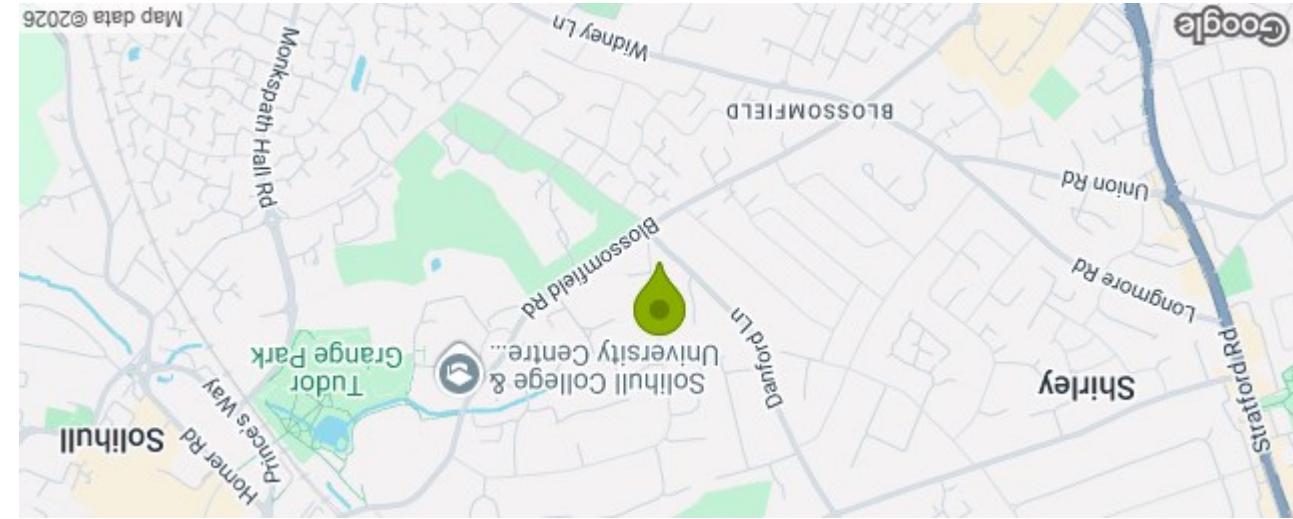
FRONT DRIVEWAY



Guidelines are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



16 Alderbrook Road Solihull Solihull B91 1NS



DISMISSED FEES: We may refer you to recommended providers of centrally located services such as **Community Health Services and Substance Abuse Treatment**. We may receive a commission payment free or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

MONETE LEUNDURING REGULATIONS: Under anti-money laundering regulation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organizations before accepting new instructions, and to review them from time to time. To avoid the need to request detailed identity information from our vendors and intermediaries, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail, we may ask for detailed information from our vendors and intermediaries. However, we may have to ask for identification evidence if you do not provide satisfactory evidence or information within a reasonable time, we may have to stop accepting orders from you and we would ask for your co-operation in order that there will be no delay in agreeing a reasonable time, we may have to stop accepting orders from you and this company will be liable to pay a purchase administration fee of £25 inclusive of VAT.

Included in the sale, unless specifically stated. The Agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

VIEWING: By appointment only with the office on the number below.

MOBILE: Please refer to checkfor.com/mobile for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular

BROADBAND: We understand that the standard broadband speed available at the property is around 12 Mbps, however please note that results will vary depending on the time of day. The estimated fastest download speed available at the property is around 1800 Mbps. Data taken from checkyour.com on 16/01/2026. Actual service availability at the property is subject to speeds restricted by the provider.

TENURE: We are advised that the property is freehold.