Alderton Close
Solihull

burchell edwards

Alderton Close
Solihull B91 3GQ

for sale offers over **£495,000**

Property Description

Located in the popular Hillfields area of Solihull, this well-presented four-bedroom detached home offers spacious and modern family living with excellent access to the M42 and transport links to Solihull Town Centre.

The property features a welcoming living room with staircase, leading to a stunning open-plan kitchen, dining and lounge area at the rear. Complete with a log burner, central island with bar stools, remote-controlled Velux windows with rain sensors, and bi-fold doors opening onto the garden, this space is perfect for both family life and entertaining.

Further benefits include a utility room with garden access, downstairs WC, two double bedrooms, and a smaller bedroom currently being used as a dressing room, and a loft conversion providing an additional bedroom.

Outside, there is a large, beautifully maintained rear garden, alongside a garage and driveway parking for up to three vehicles.

Downstairs Wc

Wc, wash basin

Living Room

16' 8" x 14' 9" (5.08m x 4.50m)
Double glazing to front, ceiling light x 2, wall sockets, radiator, staircase

Open Plan Kitchen

20' 8" x 14' 8" (6.30m x 4.47m)
Hob and extractor, built in oven, spot lights, wall and base units, island with bar stools and featured lights above

Open Plan Dining Room

Wall sockets, ceiling lights, radiator

Open Plan Lounge

Log burner, byfolding doors with fixed windows either side, velux windows that are remoted controlled and automatically close when rain is detected. Spot lights and wall sockets

Utility Room

.9' 2" x 8' 2" (2.79m x 2.49m)
Washing machine, dryer, wall and base units, spot lights, radiator

Bedroom Four

5' 11" x 5' 7" (1.80m x 1.70m)
Double glazing to front, wall sockets, ceiling light, radiator

Bedroom Three

11' 10" x 8' 7" (3.61m x 2.62m)
Double glazing to front, ceiling light. wall sockets, built in wardrobe, radiator

Bedroom Two

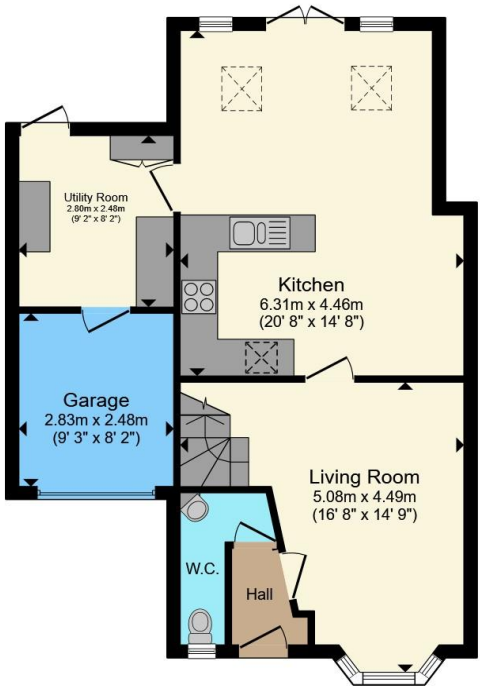
10' 10" x 8' 8" (3.30m x 2.64m)
Double glazing to rear, ceiling light, wall sockets, wardrobe, radiator

Shower Room

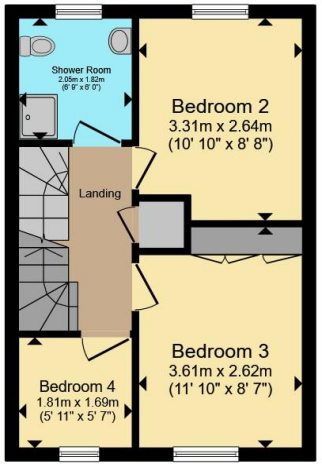
Wc, wash basin, walk in double shower, spot lights, extractor fan, heated towel rail

Bedroom One

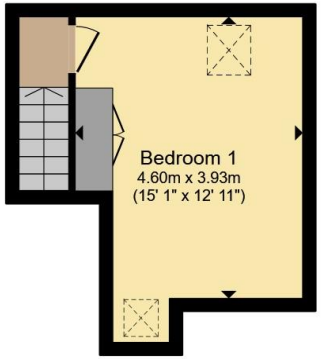
15' 1" x 12' 11" (4.60m x 3.94m)
Velux windows x2, spot lights, wall sockets, built in wardrobe, radiator



Ground Floor



First Floor



Second Floor

Total floor area 110.1 m² (1,186 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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T 0121 705 7551
E solihull@burchelledwards.co.uk

29 High Street
SOLIHULL B91 3SN

EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

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The Property Ombudsman

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