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**33A ALDERBROOK ROAD
SOLIHULL
B91 1NW**

This five-bedroom family home has been cherished by the same family since it was built in the 1970s. Set on a fantastic plot, the property combines well cared for interiors with outdoor space that has provided years of enjoyment. With an outdoor swimming pool at the end of the garden, a double garage and a generous footprint, the house offers both comfort and scope for a new family to make it their own.

33A ALDERBROOK ROAD

This five-bedroom family home has been in the same ownership since the 1970s and sits on a generous south-facing plot with an outdoor swimming pool. Well maintained throughout, it offers both space and flexibility for modern family living.

At the heart of the home is a large open-plan lounge and dining area leading to a conservatory and sunny patio. The modern kitchen, with space to dine, connects easily to the main living space, while a utility, WC and double garage add practicality. Upstairs are four double bedrooms and a large single, all with fitted wardrobes. The principal bedroom has an en-suite, and the family bathroom features a walk-in shower and freestanding bath.

The mature garden is a standout feature, with fruit trees, a southerly aspect and a charming archway leading to the swimming pool — a unique addition that has provided years of family enjoyment.





The home opens into a bright hallway, creating a welcoming first impression. To the right is a downstairs WC and a useful utility room with access to the rear garden and double garage. At the back of the property lies a superb open-plan lounge and dining area, complemented by a spacious conservatory. This versatile living space is ideal for family gatherings and entertaining, with sliding doors opening to a sunny raised decked area complete with water feature alongside a large paved patio.

The south-facing garden ensures plenty of natural light. The modern kitchen, finished with pale grey gloss units, offers a comfortable space for dining and connects seamlessly with the main living area through double doors. A separate office on the ground floor provides a quiet and practical space for working from home.







The staircase leads to a light-filled landing that serves five bedrooms. Four are excellent doubles, complemented by a larger single room, each featuring fitted wardrobes. The principal bedroom benefits from its own modern en-suite with a bath, while the family bathroom includes a walk-in shower and freestanding tub. Two of the double rooms face the front, while the second largest sits at the rear with views over the garden. This thoughtful layout ensures each room feels spacious and practical, offering flexibility for family needs.





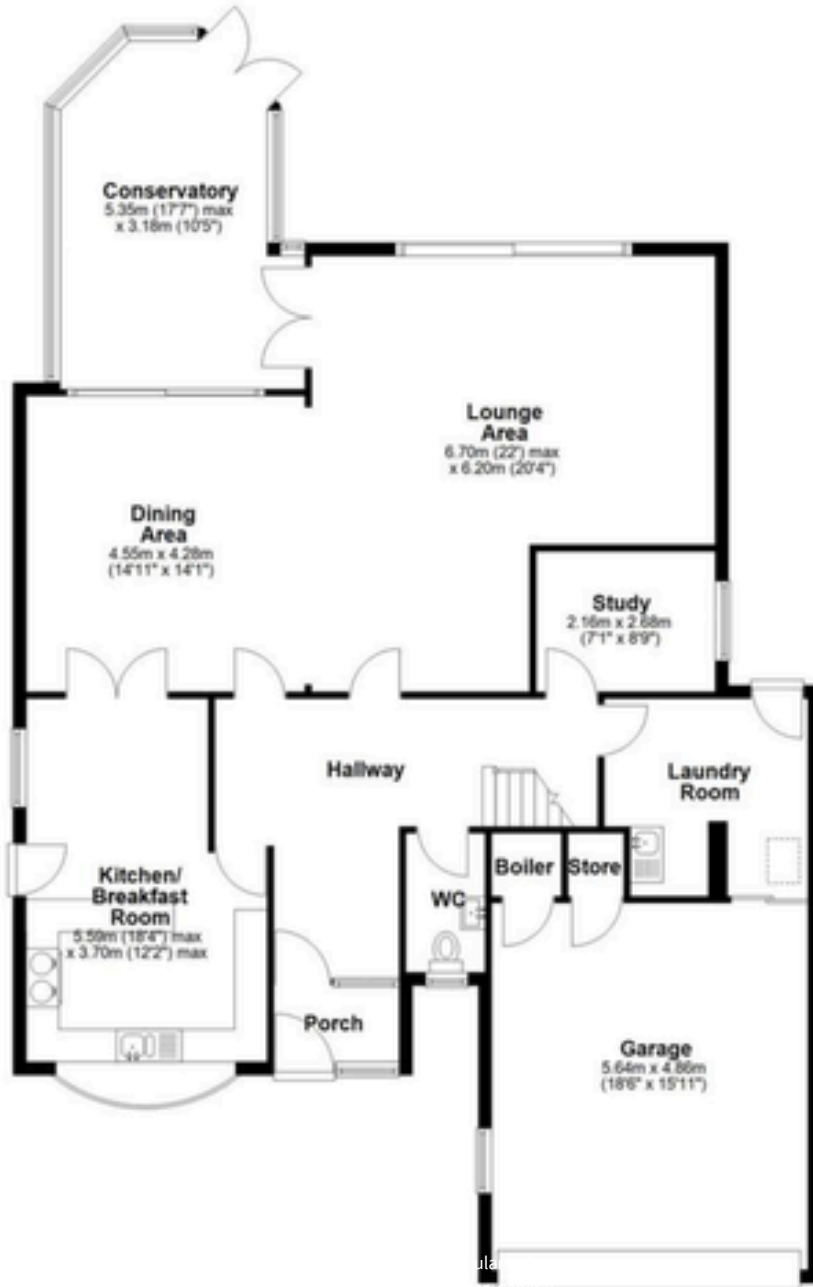


The garden is a real highlight, stretching deep and enjoying a sunny south-facing aspect. Mature trees and shrubs provide both beauty and privacy, while an archway at the far end opens to the swimming pool. Surrounded by fruit trees, this area has been a source of fun and relaxation for many years. To the front, the property also benefits from a double garage, adding both storage and parking convenience as well as a generous drive.



Ground Floor

Approx. 160.9 sq. metres (1731.5 sq. feet)



Energy Efficiency Rating

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

70

40

First Floor

Approx. 108.4 sq. metres (1167.0 sq. feet)



Total area: approx. 269.3 sq. metres (2898.6 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

- Highly Sought After Location
- Five Spacious Bedrooms with Fitted Wardrobes
- Principal Bedroom with En-Suite
- Modern Family Bathroom with Free Standing Bath
- Spacious Lounge and Dining area
- Large, Private South Facing Garden
- Outdoor Swimming Pool
- Tudor Grange Academy Catchment
- Double Garage

SIZE Total - 2,898 sq ft

TENURE 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

<u>Type</u>	<u>Max download speed</u>	<u>Max upload speed</u>
Standard	15 Mbps	1 Mbps
Superfast	51 Mbps	9 Mbps
Ultrafast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: Vodafone, 02

PARKING

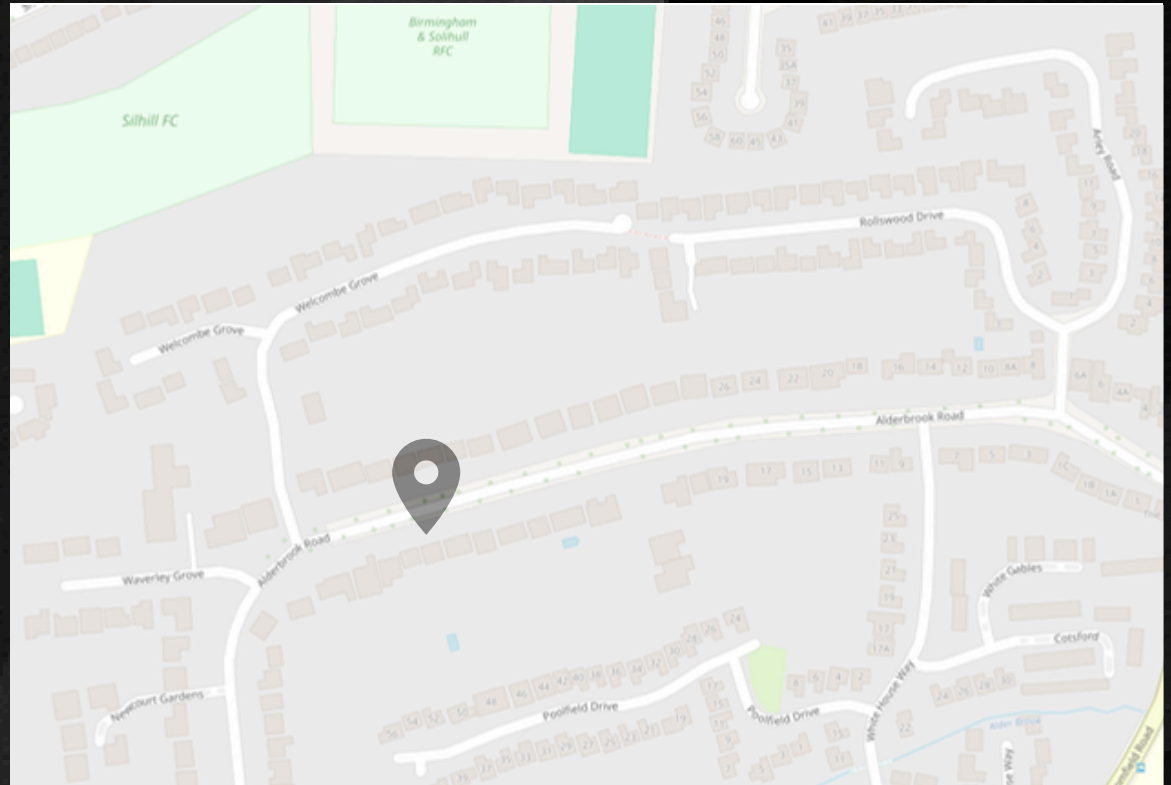
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

The property is set in a highly desirable part of Solihull, within the sought-after Tudor Grange catchment area and close to excellent primary and secondary schools. The town centre is just a short distance away, offering a wide choice of shops, restaurants and leisure facilities, including Touchwood Shopping Centre and John Lewis. Nearby parks and transport links make it ideal for both families and commuters, with easy access to Birmingham, the motorway network and the airport.

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.

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