

# Linden House, 5 Newcourt Gardens

*Solihull, B91 1NY*





## LINDEN HOUSE

- Seven bedroom detached house
- Six shower/bathrooms
- Double garage
- Two reception rooms
- Over 4000 square feet
- Spacious breakfast kitchen
- Exclusive cul de sac location
- No upward Chain
- Private Gated access
- Central Solihull location

### DESCRIPTION

Linden House occupies a prominent position within an exclusive gated development of just five distinguished family homes, approached via a generous private driveway. Ideally situated just off Alderbrook Road, the property enjoys excellent access to Solihull town centre, highly regarded local schools, and superb transport links including Solihull railway station and Birmingham International Airport, both offering direct connections to Birmingham and London.

Constructed by an award-winning developer, this exceptional residence showcases a thoughtfully designed layout and a superior specification throughout, perfectly suited to modern family living.

The property is entered via impressive double front doors, opening into a spacious and welcoming reception hall finished with elegant tiled flooring. Double doors lead through to the principal living room, a beautifully proportioned space featuring engineered wooden flooring, a striking fireplace, and direct access to the rear garden. The garden can also be accessed from the family kitchen, enhancing the home's indoor-outdoor flow.

The ground floor further comprises a formal dining room and a separate study to the front elevation, ideal for both entertaining and home working. A guest cloakroom, utility room, and internal access to the well-proportioned double garage provide excellent practicality. Underfloor heating serves both the ground and first floors, with radiators to the second floor.

At the heart of the home lies the bespoke Sherraton kitchen, designed with meticulous attention to detail, combining elegance with everyday functionality. Featuring sleek 'In-Line Shaker' gloss white handleless cabinetry, 30mm quartz worktops, and a range of high-quality Neff appliances, this space is perfectly equipped for both cooking and entertaining.

EPC: 82 Council Tax Band: G



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The first floor offers seven generously sized bedrooms. Six benefit from stylish en-suite facilities, while the fifth bedroom is served by a luxurious family bathroom, complete with both bath and separate shower. The principal suite is particularly impressive, featuring a walk-in dressing area, a cosy seating alcove, and a beautifully appointed en-suite bathroom with separate bath and shower enclosure.

The second floor provides highly versatile accommodation, currently arranged as two additional bedrooms but equally suited for use as a home office, games room, or media space. A further bathroom serves this level, along with a useful enclosed storage area, ideal for suitcases and seasonal items.

Externally, the rear garden offers a low maintenance yet generous outdoor space, perfect for entertaining and family use. The garden benefits from access to both sides of the property, along with a courtesy door leading directly in to the garage.

#### **LOCATION**

Situated within the exclusive Newcourt Gardens development, Linden House forms part of an intimate collection of just five luxury residences, set along one of Solihull's most desirable residential roads. Alderbrook Road enjoys a prime position within close proximity to Solihull town centre, offering convenient access to an excellent selection of boutique shops, fine dining restaurants, cafés and the renowned Touchwood Shopping Centre.

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The area is well-served by outstanding leisure amenities, picturesque parks and open green spaces, including the nearby Blythe Valley Nature Reserve, ideal for outdoor recreation. The location is particularly sought-after for its exceptional schooling, with highly regarded primary and secondary options nearby, alongside convenient access to a number of prestigious independent and grammar schools.

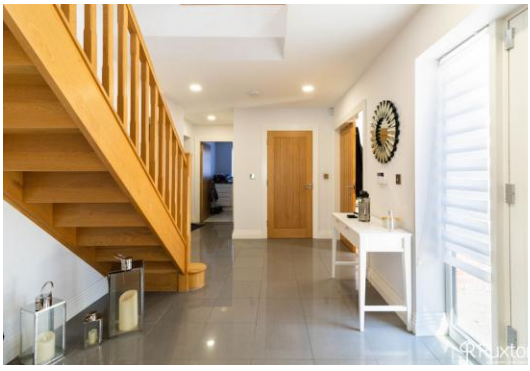
#### **RUXTON INDEPENDENT ESTATE AGENTS**

Agents Note: We have not tested any of the electrical, central heating or sanitary ware 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 particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.









Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Solihull Metropolitan Borough Council

Council Tax Band: G

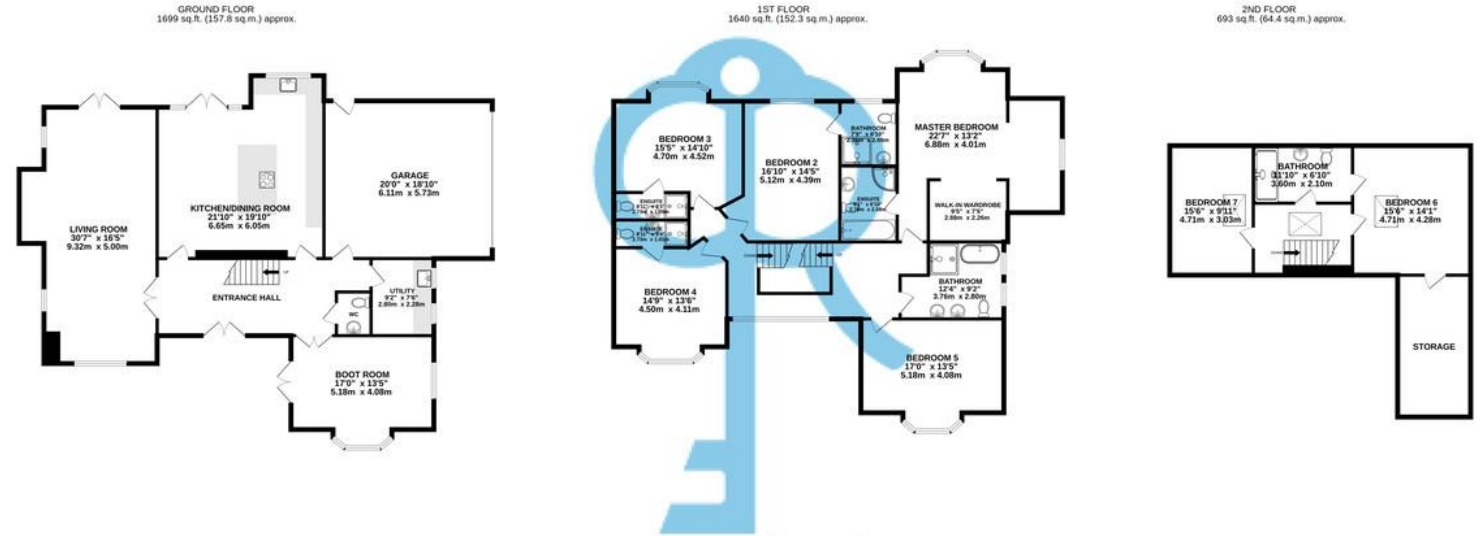
**Asking Price Of £1,600,000**

**TENURE:**

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

**Ruxton Independent Estate Agents & Valuers LLP**

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Floorplan – For identification purposes only



Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		