



Brook House  
78B Alderbrook Road | Solihull | West Midlands | B91 1NR

 FINE & COUNTRY

# BROOK HOUSE

*Brook House is an exceptional gated residence offering nearly 6,000 sq.ft. of versatile living space, including a superb annex, triple garage and private landscaped gardens, all set within an exclusive cul-de-sac in one of Solihull's most sought-after locations.*



### Ground Floor

Brook House opens into a striking reception hall with black and white tiled flooring, setting an immediate tone of elegance. The ground floor offers an array of beautifully appointed reception spaces including a formal dining room, a meticulously fitted study and a sumptuous lounge leading into a light-filled orangery overlooking the gardens. At the heart of the home lies an impressive open plan kitchen, dining and family room, complete with a central island and granite worktops, perfectly designed for both everyday living and entertaining, with seamless access to the outdoor terrace.

### First Floor

An oak staircase rises to a spacious landing, introducing the private quarters offering 4/5 double bedrooms, 2 ensuite bathrooms and a luxurious family bathroom. The principal suite offers a luxurious retreat, complete with a private balcony overlooking the gardens, extensive fitted wardrobes and a generous en-suite bathroom. Two further bedrooms provide excellent accommodation, one benefiting from an ensuite, while the other features a dedicated dressing area also with potential as a further double bedroom if required. The last bedroom has been thoughtfully converted into a walk-in wardrobe, demonstrating the flexibility of the layout, and can easily be reinstated if required. Finally, the spacious and luxuriously fitted family bathroom completes the main first floor accommodation.

### Separate Annexe / Garaging / Games Room

Returning back to the ground floor, an inner hallway connects the kitchen through to the separate annex, and offers fabulous cloakroom storage, together with a large laundry room. Having a separate door to the property frontage offer a private entrance for the annexe if required. The triple garages are also accessed from here and with bi-folding doors and air conditioning they offer the perfect space for a large family gym and garaging for cars if required. To access the separate annexe, you move into the fabulous games room, complete with stunning sparkle porcelain flooring with inset LED feature lighting, and a purpose-built bar and French doors to the rear terraces, this is the perfect space for all the family to enjoy entertaining family and friends. The staircase from the games room leads up to the generous separate annexe with a fully fitted kitchenette, luxury en-suite bathroom, beautiful double bedroom with fitted wardrobes and an extremely large living room which could also be used as another very large bedroom, offering seven double bedrooms in total for this magnificent residence.





























### Gardens & Grounds

Approached via electric gates, Brook House enjoys a fabulously secluded setting with an expansive driveway leading to a triple garage. The beautifully landscaped private gardens wrap around the property, offering a high degree of privacy and a tranquil setting. Multi-level terraces extend across the rear elevation, creating ideal spaces for al fresco dining and entertaining, all surrounded by mature trees and established planting that enhance the sense of seclusion and natural beauty.





# SOLIHULL

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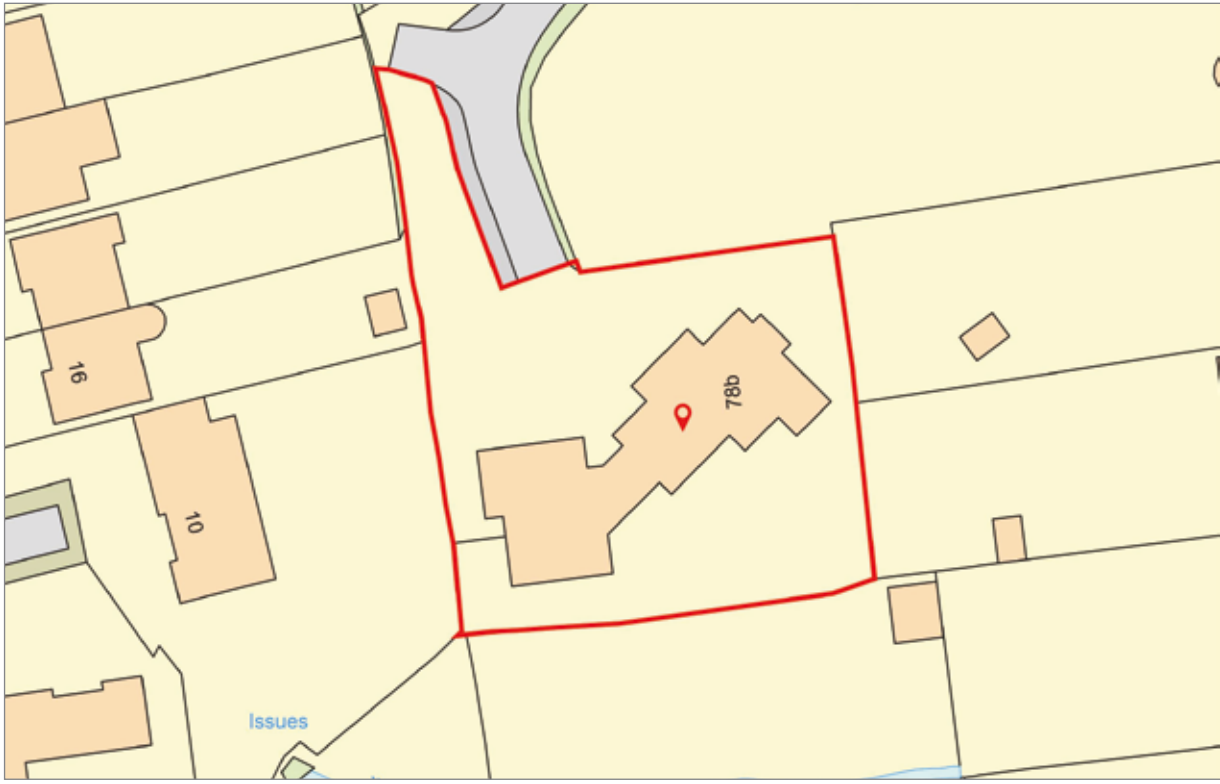
Historically part of Warwickshire, Solihull is one of the most prosperous towns in the English Midlands. In November 2013, the uSwitch Quality of Life Index named Solihull the “best place to live” in the United Kingdom. The motto of Solihull is Urbs in Rure (Town in Country).

Solihull’s name is commonly thought to have derived from the position of its parish church, St Alphege, on a ‘soily’ hill. The church was built on a hill of stiff red marl, which turned to sticky mud in wet weather.

Solihull probably came into being about a thousand years ago, as a clearing in the forest to which people would come to trade. The town is noted for its historic architecture, which includes surviving examples of timber framed Tudor style houses and shops. The historic Solihull School dates from 1560 (although not on its present site). The red sandstone parish church of St. Alphege dates from a similar period.

Excellent communication links with the M42 (J4 and J5) which provides access to the M40 providing motorway access to London, the M6 and the North West and the M5 and the South West. Birmingham International Airport is a short drive away, as well as the hub of the Midlands rail network, the newly refurbished New Street. Solihull train station provides direct access to London Marylebone





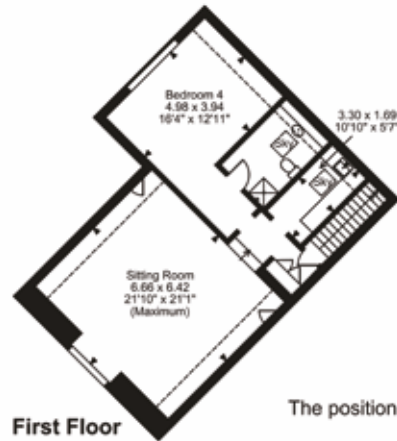
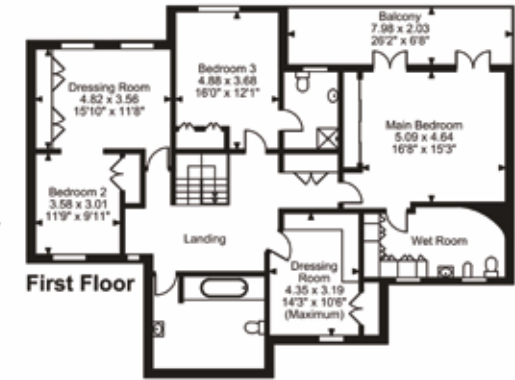
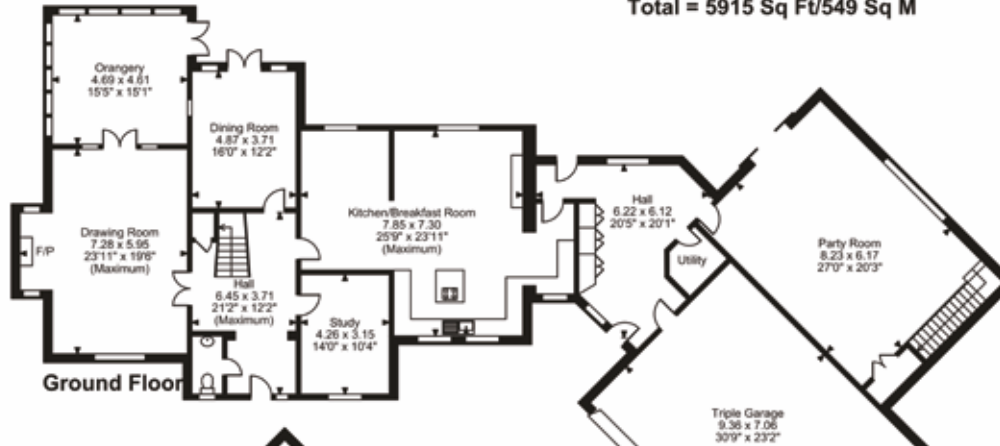
Tenure: Managed Freehold | Council Tax Band: H | EPC Rating: C

Property Type : Detached  
Local Authority: Solihull Borough Council  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Drainage and Sewerage: Mains  
Broadband: FTTP ultrafast full fibre broadband connection available - we advise you to check with your provider.  
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.  
Parking: Universal EV charger  
Additional information: Managed Freehold - £50 p/a RMC - Stuart Morrow



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Alderbrook Road, Solihull, West Midlands**  
**Approximate Gross Internal Area**  
**Main House = 5204 Sq Ft/483 Sq M**  
**Triple Garage = 711 Sq Ft/66 Sq M**  
**Balcony external area = 174 Sq Ft/16 Sq M**  
**Total = 5915 Sq Ft/549 Sq M**



**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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





# FINE & COUNTRY

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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.

*We value the little things that make a home*



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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.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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