



Alder Park Road, Solihull

Guide Price £1,249,500

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EXCLUSIVE





## PROPERTY OVERVIEW

This stunning five bedroom family home, built in 2017, is offered with no upward chain and occupies a highly sought after and quiet road in the heart of Solihull, within close proximity to excellent local amenities and reputable schools. Set over three floors, this expansive and versatile residence is ideal for growing or multi-generational families seeking both comfort and flexibility.

The property is approached via an impressive entrance hallway, which immediately sets the tone for the spacious and stylish accommodation beyond. The heart of the home is the contemporary kitchen/dining and family room, which is flooded with natural light and benefits from attractive views to the rear.

Two generously proportioned reception rooms provide versatile living space, currently arranged as a formal dining room connected to a large living room, allowing for both relaxed family time and more formal entertaining.

The remainder of the ground floor includes a spacious study (perfect for remote working or quiet reading), a guest cloakroom, a practical utility room, and access to a double garage.





The first floor offers five well-appointed bedrooms, including a substantial principal suite with an excellent dressing room and luxurious en-suite bathroom. Bedroom two also benefits from its own en-suite, while the remaining bedrooms are serviced by a stylish family bathroom. The top floor comprises a generously sized bedroom, a home office, and a modern shower room.

Additional features include a large driveway providing parking for multiple vehicles, and the property further benefits from planning permission granted in 2019 for a substantial ground-floor side and front extension (full details available via [Solihull.gov](https://www.solihull.gov.uk) with reference PL/2019/02199/MINFHO), offering the potential to further enhance this already impressive home.

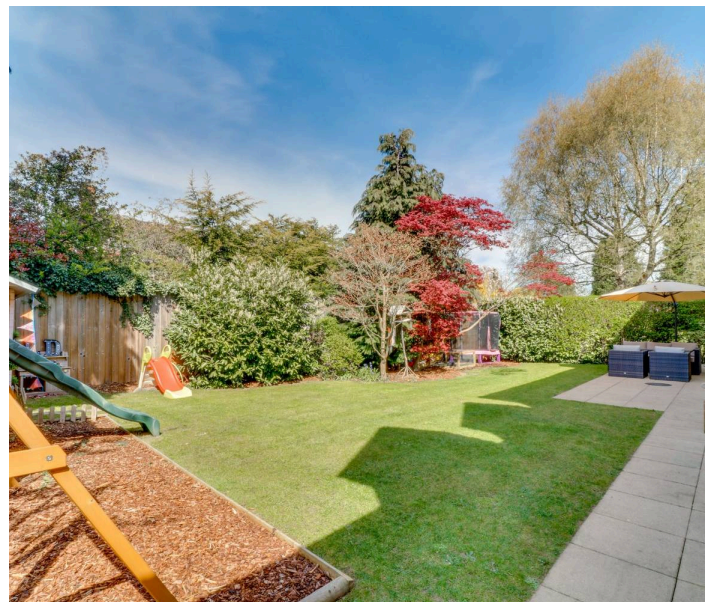
This rare opportunity presents a superb blend of modern family living, space, and future potential, all set within a prestigious Solihull address. Early viewing is highly recommended to fully appreciate the quality, scale, and flexibility that this exceptional home has to offer.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold





- Stunning Five Bedroom Detached Family Home
- NO UPWARD CHAIN
- Prime Location Close To All Local Amenities, Schools & Station
- Planning Permission Granted In 2019 For Ground-Floor Side & Front Extension
- Excellent Open Plan Kitchen / Dining & Family Room
- Flooded With Natural Light Throughout
- Large Principal Bedroom With Dressing Room & En-Suite
- Well Maintained Rear Garden & Large Patio
- Driveway Providing Parking For Multiple Vehicles & Double Garage
- Set On A Quiet & Peaceful Cul-De-Sac

#### **ENTRANCE HALLWAY**

17' 11" x 6' 8" (5.47m x 2.03m)

#### **WC**

#### **LIVING ROOM**

17' 8" x 15' 5" (5.38m x 4.70m)

#### **DINING ROOM**

15' 5" x 11' 6" (4.70m x 3.50m)

#### **STUDY**

15' 1" x 9' 4" (4.60m x 2.85m)

#### **KITCHEN/DINING & FAMILY ROOM**

22' 4" x 13' 5" (6.80m x 4.10m)

#### **UTILITY**

9' 2" x 5' 11" (2.80m x 1.80m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

17' 1" x 11' 10" (5.20m x 3.60m)

#### **DRESSING ROOM**

15' 1" x 8' 1" (4.60m x 2.46m)

#### **ENSUITE**

9' 2" x 5' 10" (2.79m x 1.79m)



**BEDROOM TWO**

14' 0" x 10' 10" (4.26m x 3.30m)

**ENSUITE**

9' 2" x 4' 2" (2.79m x 1.28m)

**BEDROOM THREE**

15' 1" x 13' 1" (4.60m x 4.00m)

**BEDROOM FOUR**

15' 7" x 10' 10" (4.76m x 3.30m)

**BEDROOM FIVE**

12' 0" x 8' 10" (3.65m x 2.70m)

**BATHROOM**

9' 2" x 7' 7" (2.79m x 2.32m)

**SECOND FLOOR**

**BEDROOM SIX**

17' 9" x 16' 7" (5.40m x 5.05m)

**OFFICE**

13' 3" x 8' 2" (4.05m x 2.50m)

**SHOWER ROOM**

9' 9" x 5' 8" (2.97m x 1.73m)

**OUTSIDE THE PROPERTY**

**DOUBLE GARAGE**

18' 4" x 17' 1" (5.60m x 5.20m)

**TOTAL SQUARE FOOTAGE**

318.0 sq.m (3423 sq.ft) approx.

**LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES**

**WELL MAINTAINED REAR GARDEN WITH LARGE PATIO**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, underfloor heating, garden shed, electric garage door, all carpets, CCTV and fitted wardrobes in all bedrooms.

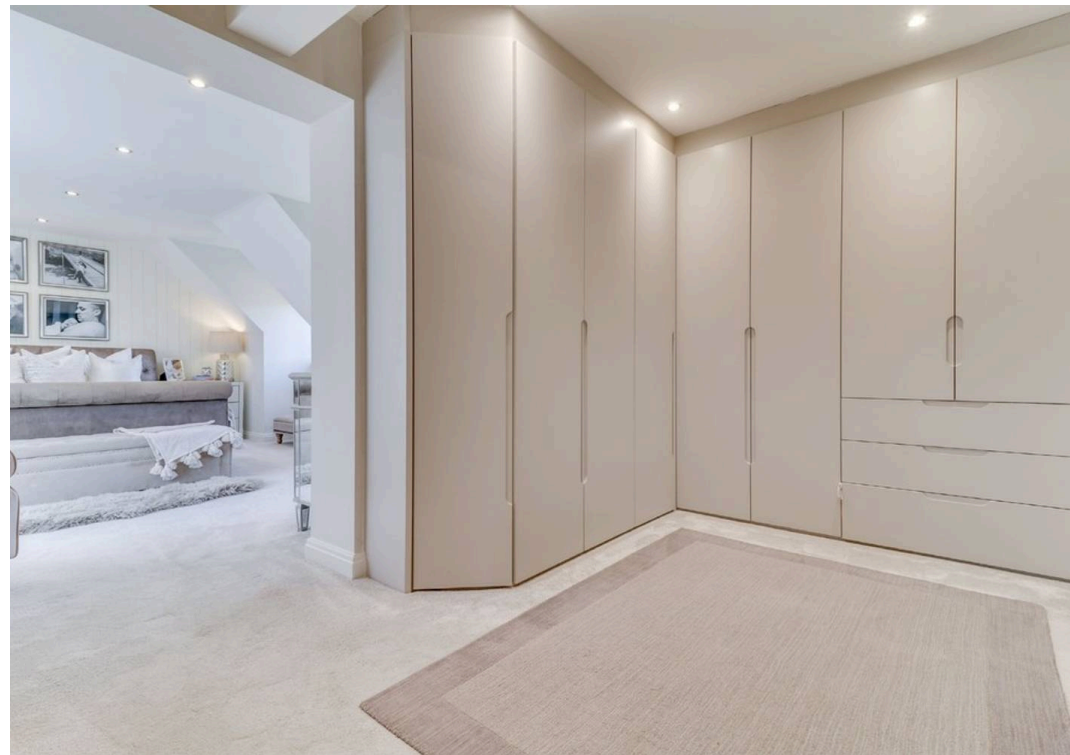
#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

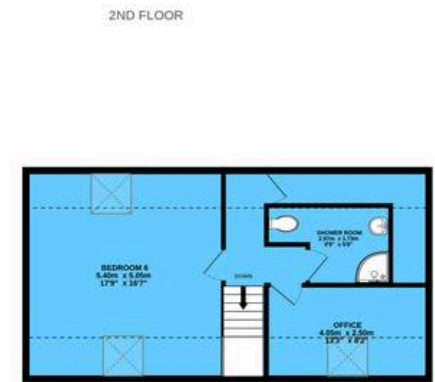
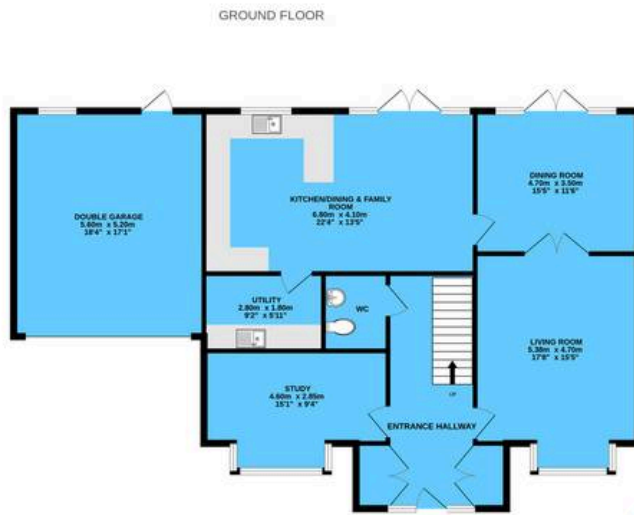
Broadband - FTTP (fibre to the premises). Loft space - boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







TOTAL FLOOR AREA : 318.0 sq.m. (3423 sq.ft.) approx.

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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