



Alderbrook Road, Solihull

£2,275,000



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Alderbrook Road, Solihull

An immaculately presented five-bedroom detached residence, positioned on one of Solihull's most sought-after premier roads. This exceptional home offers luxurious and versatile accommodation, finished to an outstanding standard throughout





Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

Situated in one of the most desirable residential roads in Solihull, this exceptional detached family residence offers luxurious accommodation which has been finished to an impressive specification throughout, benefitting from a self-contained annexe, spa facilities and beautifully landscaped gardens ideal for modern family living and entertaining.



The extensive accommodation briefly comprises a superbly appointed fitted kitchen and an outstanding open-plan entertainment and family space. Designed for modern living and entertaining, this impressive area features integrated digital screens, surround sound, a bespoke oak bar area and a range of premium appliances including freestanding Prodis beverage refrigerators, wine cooler, glass freezer, dishwasher and ice maker.

From the Family Room double-opening aluminium doors lead into the stunning spa area, with two sets of Bi-folding doors opening into the garden. The pool area is complete with topical air conditioning, dehumidifier, wifi integrated speakers tiled flooring, freestanding Arctic Spa hot tub, heated swimming pool with integrated powered sliding cover, walk-in shower room, WC, and wash hand basin. Further features include an electric stone walk-in sauna and a frosted door opening to the pool plant room housing wall-mounted Vaillant boilers and easily accessible pool management, heating and filtration hardware.

Bi-folding doors from the pool area open into a gymnasium with fitted rubber flooring, electric privacy blinds, wall-mounted flat-screen television with Apple hub, integrated Bose speakers and air conditioning unit.

This remarkable home combines luxury, leisure, and state-of-the-art entertainment facilities to create a truly unique lifestyle property.

Property Frontage

The property is set well back from the road behind automated in-and-out electric gates with ornamental walling, wrought iron courtesy gate and a landscaped fore-garden. A substantial block paved driveway provides ample parking extending to

impressive double opening custom oak
entrance doors leading into



Impressive Entrance Hall

3.43m x 6.91m (11'3" x 22'8")

A magnificent reception hall with feature gallery landing leading to the first floor, decorative dado rail with Lincrusta feature walls, inset ceiling spotlights, under-stairs storage and feature aluminium double glazed windows to the front elevation

Dining Room to Front

5.33m x 4.5m (17'6" x 14'9")

A superb formal reception room enjoying aluminium framed double glazed windows to the front and side elevations, feature fireplace and inset ceiling spotlights.

Lounge

7.7m x 4.11m (25'3" x 13'6")

Superb Family Room

7.95m x 11.71m (26'1" x 38'5")

An outstanding open-plan entertaining and living space benefitting from three wall-mounted air conditioning units and excellent natural light.

Natural light floods the living space through four sets of bi-folding doors – three opening onto the rear garden and one to the side elevation – in addition to French doors leading directly to the pool and spa complex.

Guest WC

1.55m x 1.32m (5'1" x 4'4")

Fitted with polished Porcelain tiling, contemporary floating wash hand basin, vanity mirror, vertical radiator and Porcelanosa WC.

Additional WC

2.97m x 1.45m (9'9" x 4'9")

Comprising vanity wash hand basin with Corian sink, illuminated mirror, tiled flooring and frosted double glazed window.

Utility Room

4.34m x 2.29m (14'3" x 7'6")

Having granite work surfaces, stainless steel sink with mixer tap and includes working height installation of washing machine and tumble dryer, Velux window and housing two Worcester central heating boilers.

Home Office to Front

3.4m x 4.17m (11'2" x 13'8")

A well-appointed office space with bespoke

The kitchen further benefits from two wall-mounted televisions, larder storage, air conditioning unit and extends to an informal daily 10 seater dining area with vaulted ceiling, Velux windows and two contemporary vertical radiators.



Gymnasium

3.07m x 3.66m (10'1" x 12'0")

Ideal for fitness and wellness use. Includes wall mounted TV, Apple hub, 3*speaker Bose system

Spa Area

9.96m x 8.56m (32'8" x 28'1")

A substantial leisure and relaxation space with integrated air conditioning.

Double Aspect Master Bedroom

4.95m x 7.52m (16'3" (into wardrobes) x 24'8")

A luxurious principal bedroom suite with dual aspect aluminium double glazed windows, two central heating radiators, integrated Bose



Master En Suite Shower Room

2.41m x 2.95m (7'11" x 9'8")

Beautifully finished with marble tiling to floors and walls, Porcelanosa large walk-in shower area with floor drain and illuminated overhead rainfall shower head and handheld attachment. Porcelanosa vanity unit with granite splashback, mixer tap and illuminated mirror, Porcelanosa bidet and WC, heated towel rail and wall mounted Bose speakers

Bedroom Two Front

3.2m x 7.47m (10'6" x 24'6")

A spacious double bedroom with two aluminium double glazed windows to the front elevation, bespoke fitted furniture, beside tables with Corian worktops, wall-mounted television, wall mounted speakers and two ceiling light points with remote control feature



Dual Aspect Bedroom Three

4.27m x 5.46m (14'0" x 17'11" (into wardrobe)

Having oak flooring, fitted wardrobes, wall-mounted television, wall lighting to vanity area, ceiling light point, double fitted wardrobe and dual aspect aluminium double glazed windows.

En Suite Shower Room

With Porcelanosa WC, Gamadecor ceramic bowl with mixer tap and vanity unit and large walk-in shower enclosure with overhead rainfall shower and handheld shower attachment, Bose ceiling mounted speaker

Bedroom Four to Rear

3.05m x 5.46m (10'0" x 17'11")



En Suite Shower Room

Comprising low flush WC, pedestal wash hand basin, tiled shower enclosure and Velux roof window to roof space

Self Contained Annexe

4.62m x 3.12m (15'2" x 10'3")

Accessed independently from the driveway via aluminium double glazed entrance door. The annexe incorporates a lounge area and kitchenette with marble worktop, sink unit, recess for fridge and dishwasher, two aluminium double glazed windows to the front elevation, central heating radiator and further benefitting from wall mounted television, LED ceiling lighting and loft access.

Annexe Bedroom

2.9m x 3.33m (9'6" x 10'11")

With double fitted wardrobes, feature LED ceiling lighting





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