



ALDERBROOK ROAD, SOLIHULL, B91 1NN  
ASKING PRICE OF £1,100,000



» Sought After Tree-Lined Road

» Five Bedroom Detached

» No Upward Chain

» Early Viewing Essential

» Three Reception Rooms

» Kitchen/Breakfast Room

» Ensuite Shower Room & Family Bathroom

» Double Garage

» South Facing Rear Garden

## PROPERTY OVERVIEW

Situated on one of the most sought after tree-lined roads in Solihull, a fantastic opportunity to purchase this five bedroom detached (approximately 2,281 sq ft) offered to the market with no upward chain. The property is within the Tudor Grange catchment, well maintained and benefits from gas central heating, double glazing and has the added attraction of a south facing rear garden. The accommodation briefly comprises of: enclosed porch, impressive entrance hall, study, lounge, dining room, kitchen/breakfast room, utility room, guest cloakroom, five bedrooms, ensuite shower room, family bathroom, double garage and fully private screened south facing rear garden.

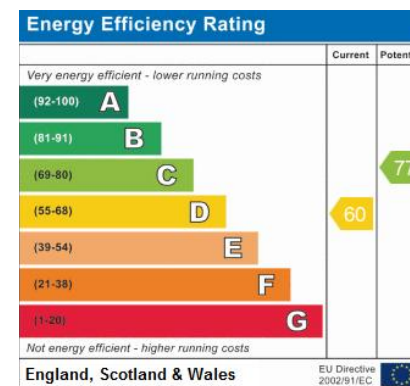
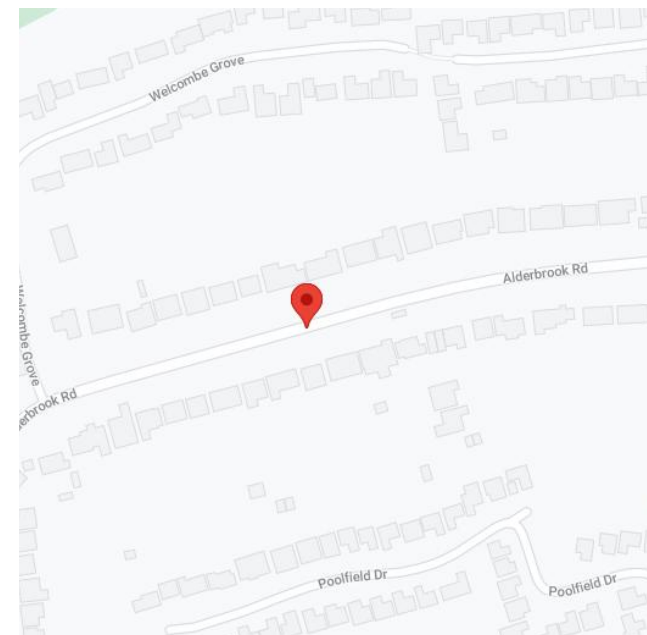
## PROPERTY LOCATION

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

<b>COUNCIL TAX</b>	Band G
<b>TENURE</b>	Freehold
<b>SERVICES</b>	Mains gas, electricity and sewers
<b>GARDEN</b>	South facing

## ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, extractor, microwave, Neff fridge freezer, Bosch dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in three bedrooms and electric garage door



**ENCLOSED PORCH**

**ENTRANCE HALL**

15' 0" x 15' 1" (max) (4.58m x 4.62m)

**STUDY**

13' 10" x 10' 10" (4.22m x 3.31m)

**LOUNGE**

21' 7" x 13' 10" (6.60m x 4.22m)

**DINING ROOM**

11' 11" x 10' 6" (3.64m x 3.22m)

**KITCHEN/BREAKFAST ROOM**

16' 6" x 10' 10" (5.05m x 3.32m)

**UTILITY**

6' 6" x 5' 4" (2.00m x 1.64m)

**WC**

6' 6" x 5' 5" (2.00m x 1.66m)

**INTEGRAL DOUBLE GARAGE**

18' 10" x 15' 10" (5.75m x 4.84m)

**FIRST FLOOR**

**BEDROOM ONE**

18' 2" x 11' 10" (5.56m x 3.63m)

**ENSUITE**

8' 5" x 6' 0" (2.57m x 1.83m)

**BEDROOM TWO**

15' 10" x 11' 4" (4.83m x 3.46m)

**BEDROOM THREE**

13' 10" x 12' 5" (4.23m x 3.79m)

**BEDROOM FOUR**

12' 2" x 10' 4" (max) (3.72m x 3.16m)

**BEDROOM FIVE**

9' 4" x 8' 7" (2.85m x 2.64m)

**BATHROOM**

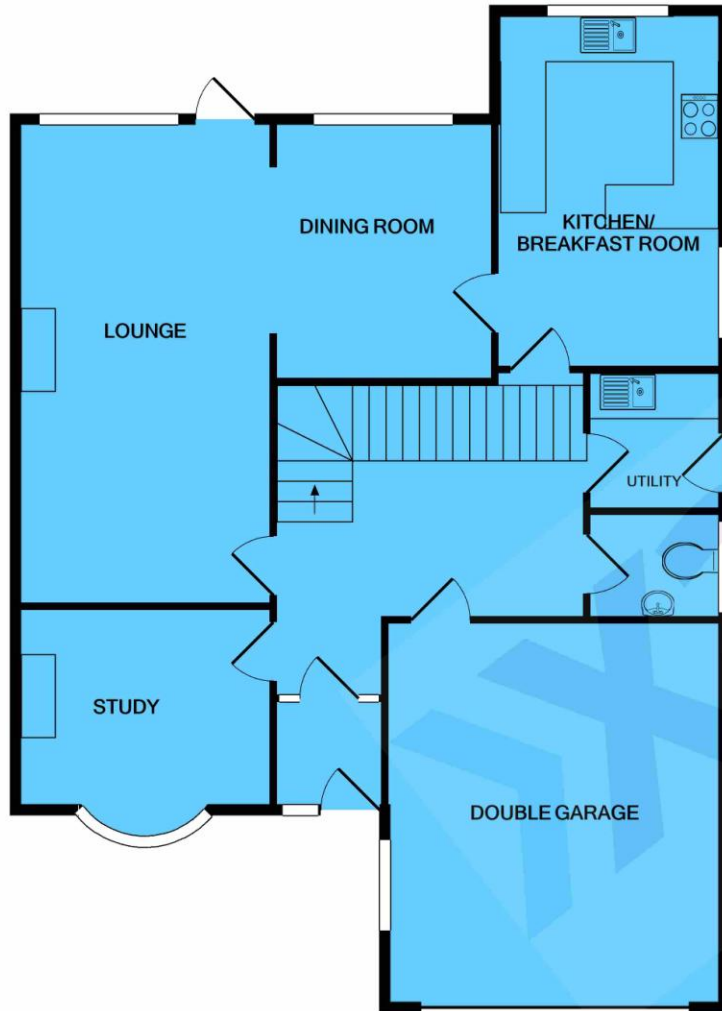
7' 10" x 7' 9" (2.40m x 2.38m)

**OUTSIDE THE PROPERTY**

**LARGE SOUTH FACING GARDEN**







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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