

21 Alderminster Road

*Solihull, B91 3UN*





## **FOUR BEDROOM DETACHED RESIDENCE**

- Detached Family Residence
- Four Bedrooms (Master En Suite)
- Sought after Location
- Walking Distance of Solihull Town Centre
- Further Scope for Development (STPP)
- Detached Double Garage & Ample Parking
- Large Plot
- Gardens to Side & Rear
- Close to Railway Station

### **ACCOMMODATION**

A well presented and spacious four bedroom double fronted detached residence occupying a large plot within the sought after Hillfield area of Solihull. The property offers further scope for development (STPP). The excellent family living accommodation briefly comprises; reception hall, guest cloakroom/wc, dual aspect living room, dining room, conservatory, breakfast kitchen, utility room, good size landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom, ample parking, double detached garage, gardens to side and rear.



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**RECEPTION HALL**

**GUEST CLOAKROOM/WC**

**DUAL ASPECT LIVING ROOM**

**19' 4" x 11' 1" (5.89m x 3.38m)**  
with french doors leading to the conservatory

**DINING ROOM**

**11' 1" x 8' 10" (3.38m x 2.69m)**

**CONSERVATORY**

**13' 5" x 11' 9" (4.09m x 3.58m)**

**BREAKFAST KITCHEN**

**11' 1" x 9' 2" (3.38m x 2.79m)**

**UTILITY ROOM**

**6' 2" x 5' 10" (1.88m x 1.78m)**

**GOOD SIZE LANDING**

**MASTER BEDROOM**

**12' 1" x 10' 5" (3.68m x 3.18m)**  
fitted wardrobes and door leading into:

**EN SUITE SHOWER ROOM/WC**

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**BEDROOM TWO**

**11' 5" x 6' 6" (3.48m x 1.98m)** with fitted wardrobes

**BEDROOM THREE**

**11' 5" x 8' 6" (3.48m x 2.59m)**

**BEDROOM FOUR**

**11' 5" x 7' 2" (3.48m x 2.18m)** with fitted wardrobes

**FAMILY BATHROOM/WC**

**8' 6" x 5' 10" (2.59m x 1.78m)**

**AMPLE PARKING**

**DOUBLE DETACHED GARAGE**

**18' 0" x 15' 8" (5.49m x 4.78m)**

**GARDENS TO SIDE AND REAR**





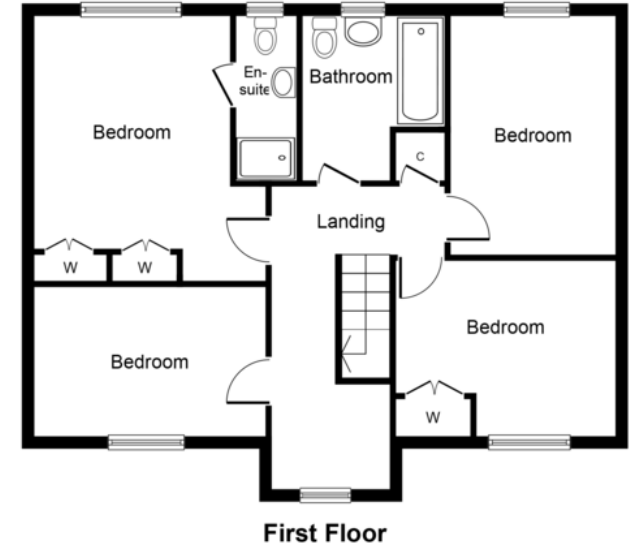
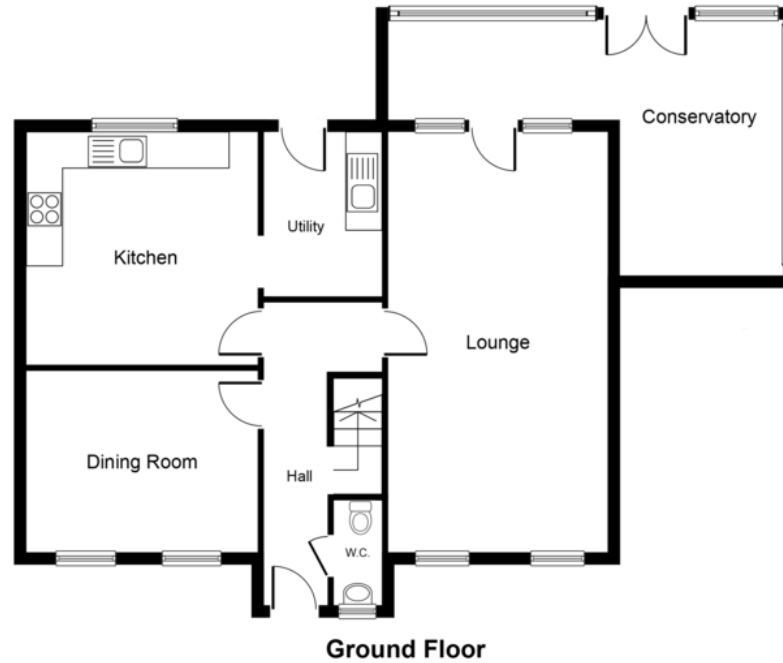




**Offers over £635,000**

**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)



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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

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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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		