



ALDERBROOK ROAD, SOLIHULL, B91 1NW
ASKING PRICE OF £1,895,000

xact
exclusive

➤ Individually Designed

➤ Sought After Road In Solihull

➤ Three Reception Rooms

➤ Five Bedrooms & Five Bathrooms

➤ Absolutely Stunning Throughout

➤ Magnificent Open Plan Family/Kitchen/Dining Room

➤ Gym

➤ Superb Large South Facing Landscaped Garden

➤ Set Behind Electronic Gates

PROPERTY OVERVIEW

Situated on one of the most sought after roads in Solihull, a rare opportunity to purchase this individually designed and absolutely stunning detached property which was built in 2014. This property was built to a very high specification and is approximately 4962 sq feet. This superb detached is set behind electronically operated gates, benefits from underfloor heating and air conditioning throughout and has the added attraction of a superb landscaped south facing rear garden. This split level accommodation briefly comprises impressive entrance hall, guest cloakroom, living room, study, superb open plan family/kitchen/dining room with bifold doors leading out onto a large patio area, laundry/utility room, five bedrooms, five ensuite, mezzanine, gym, double length garage and superb landscaped garden. Viewing is strictly by appointment.

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.

COUNCIL TAX

Band H

TENURE

Freehold

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

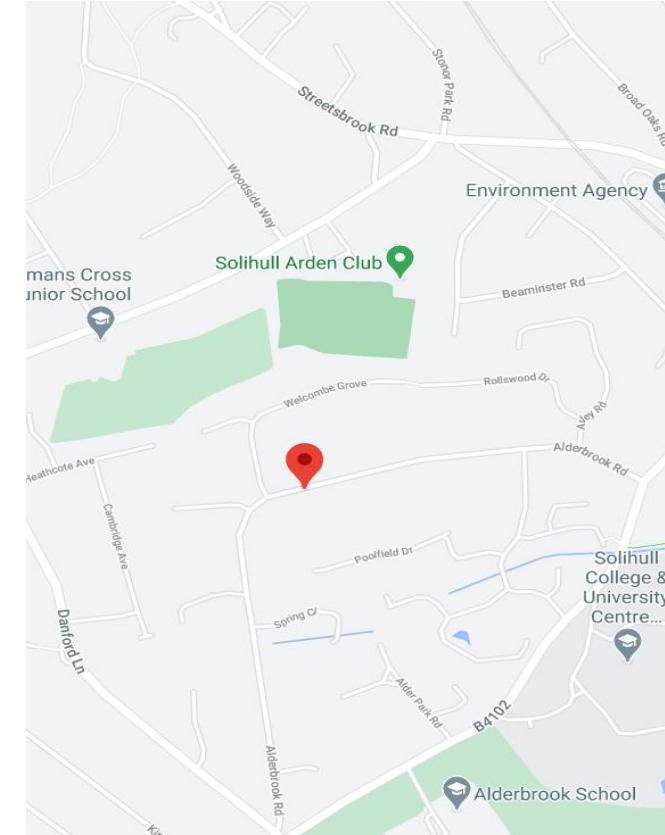
Sky

GARDEN

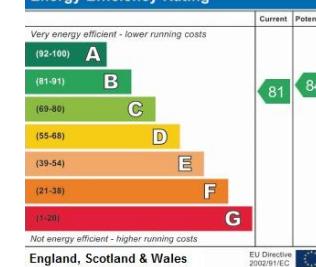
South facing

ITEMS INCLUDED IN THE SALE

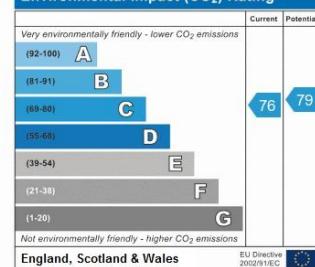
Two Neff ovens, Induction hob and coffee machine, extractor, microwave, fridge, freezer, Fisher Paykel two drawer dishwasher, wine cooler, all carpets and blinds, underfloor heating and fitted wardrobes in all bedrooms.



Energy Efficiency Rating

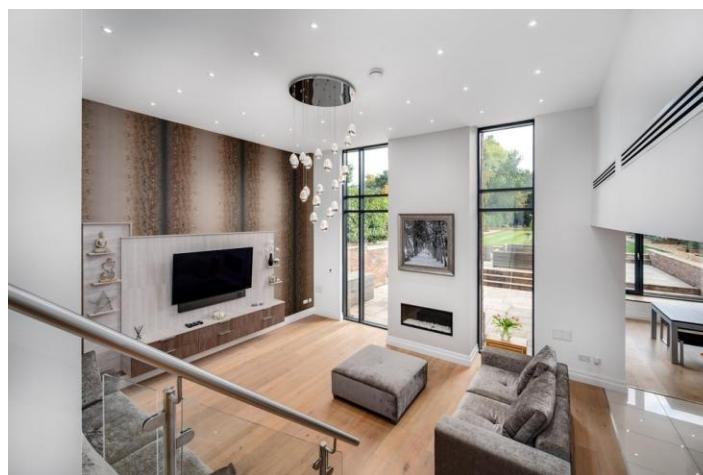


Environmental Impact (CO₂) Rating

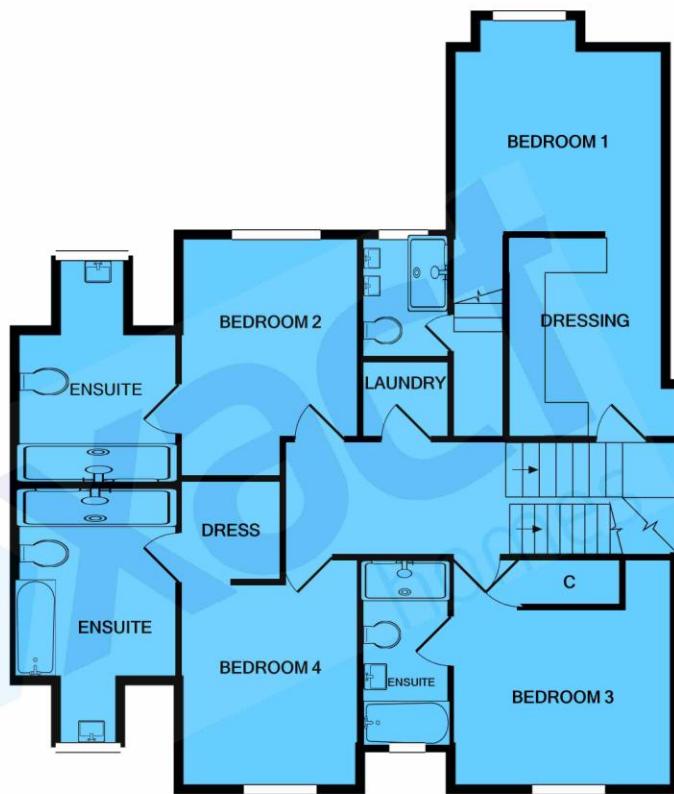
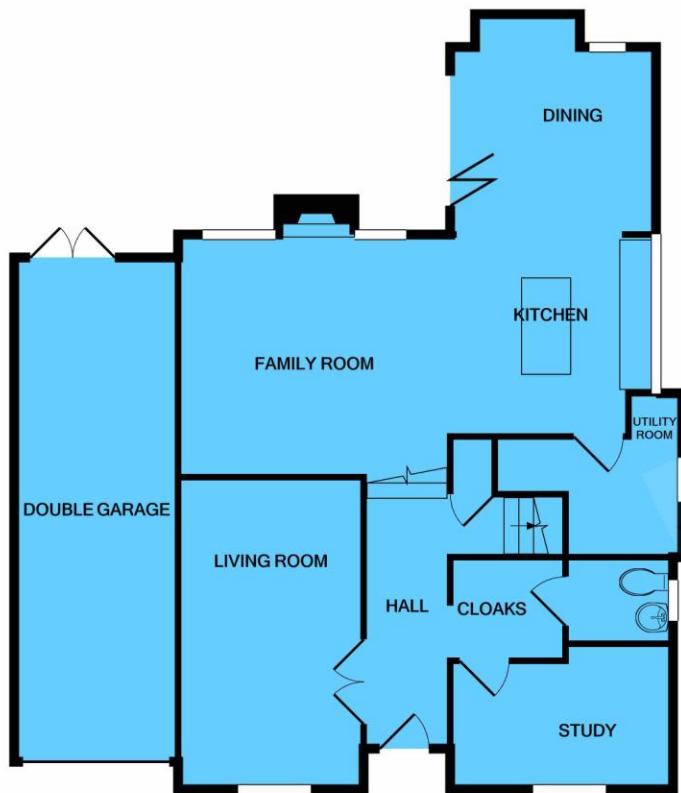


ENTRANCE HALL	BEDROOM THREE (FRONT) 14' 10" x 14' 5" (4.54m x 4.40m)
GUEST CLOAKROOM	ENSUITE
LIVING ROOM 12' 8" x 20' 9" (3.87m x 6.35m)	BEDROOM FOUR (FRONT) 12' 7" x 14' 5" (3.86m x 4.40m)
STUDY 14' 10" x 9' 3" (max) (4.54m x 2.83m)	DRESSING ROOM 6' 10" x 5' 8" (2.09m x 1.73m)
FAMILY ROOM/KITCHEN 33' 8" x 17' 7" (max) (10.28m x 5.36m)	ENSUITE
DINING AREA 14' 10" x 12' 7" (4.54m x 3.86m)	SECOND FLOOR
UTILITY ROOM	MEZZANINE 18' 0" x 8' 2" (5.50m x 2.50m)
FIRST FLOOR	BEDROOM FIVE 19' 2" x 19' 2" (max) (5.85m x 5.85m)
BEDROOM ONE (REAR) 14' 3" x 14' 10" (4.35m x 4.54m)	ENSUITE
DRESSING ROOM 15' 6" x 11' 7" (4.74m x 3.54m)	STORE
ENSUITE 9' 10" x 8' 3" (3.01m x 2.53m)	GALLERY/GYM
LAUNDRY 8' 3" x 5' 10" (2.53m x 1.80m)	OUTSIDE THE PROPERTY
BEDROOM TWO (REAR) 12' 6" x 10' 11" (3.82m x 3.34m)	DOUBLE LENGTH GARAGE 34' 8" x 11' 5" (10.58m x 3.48m)
ENSUITE	LARGE SOUTH FACING GARDEN

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







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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