



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



- »X Individually Designed
- »X Five Bedrooms & Five Bathrooms
- »X Gym
- »X Sought After Road In Solihull
- »X Absolutely Stunning Throughout
- »X Superb Large South Facing Landscaped Garden
- »X Three Reception Rooms
- »X Magnificent Open Plan Family/Kitchen/Dining Room
- »X 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.

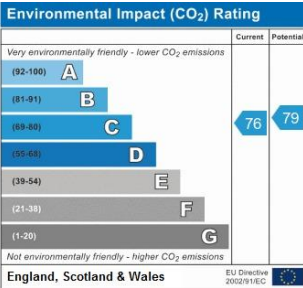
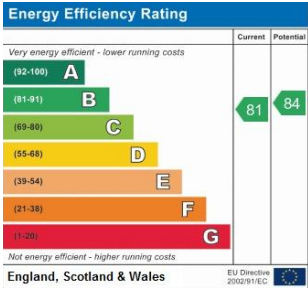
PROPERTY LOCATION

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.



ENTRANCE HALL

GUEST CLOAKROOM

LIVING ROOM

12' 8" x 20' 9" (3.87m x 6.35m)

STUDY

14' 10" x 9' 3" (max) (4.54m x 2.83m)

FAMILY ROOM/KITCHEN

33' 8" x 17' 7" (max) (10.28m x 5.36m)

DINING AREA

14' 10" x 12' 7" (4.54m x 3.86m)

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE (REAR)

14' 3" x 14' 10" (4.35m x 4.54m)

DRESSING ROOM

15' 6" x 11' 7" (4.74m x 3.54m)

ENSUITE

9' 10" x 8' 3" (3.01m x 2.53m)

LAUNDRY

8' 3" x 5' 10" (2.53m x 1.80m)

BEDROOM TWO (REAR)

12' 6" x 10' 11" (3.82m x 3.34m)

ENSUITE

BEDROOM THREE (FRONT)

14' 10" x 14' 5" (4.54m x 4.40m)

ENSUITE

BEDROOM FOUR (FRONT)

12' 7" x 14' 5" (3.86m x 4.40m)

DRESSING ROOM

6' 10" x 5' 8" (2.09m x 1.73m)

ENSUITE

SECOND FLOOR

MEZZANINE

18' 0" x 8' 2" (5.50m x 2.50m)

BEDROOM FIVE

19' 2" x 19' 2" (max) (5.85m x 5.85m)

ENSUITE

STORE

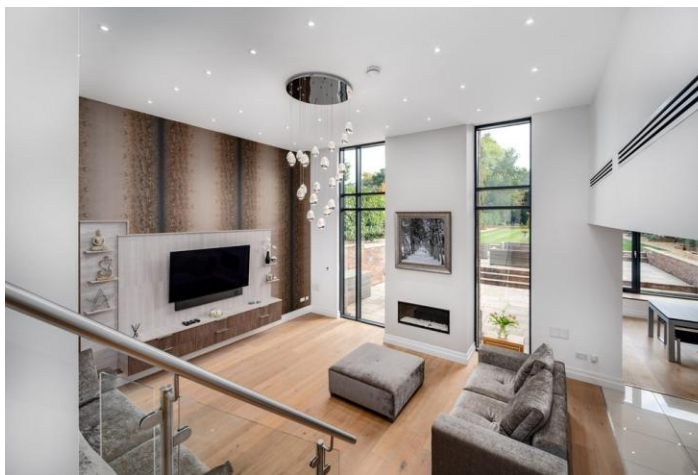
GALLERY/GYM

OUTSIDE THE PROPERTY

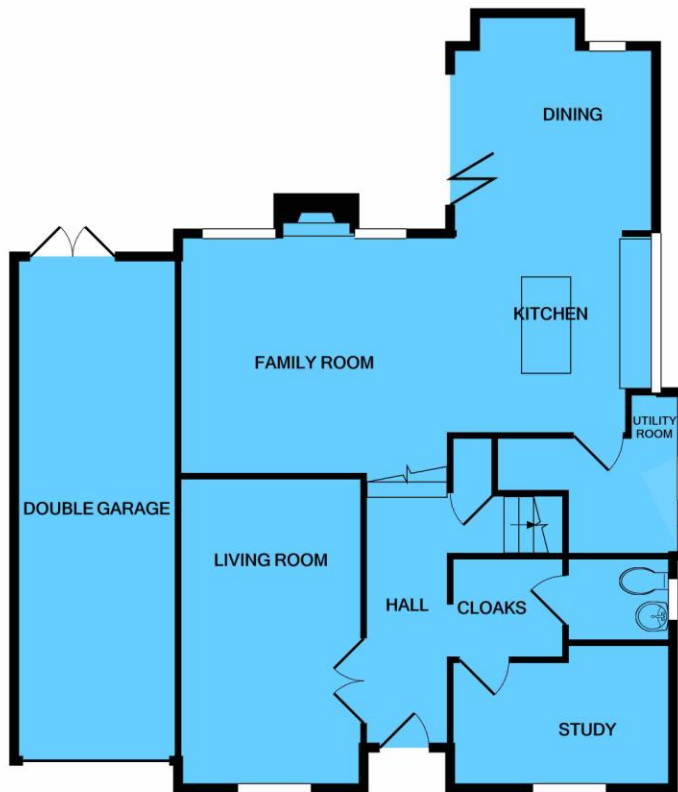
DOUBLE LENGTH GARAGE

34' 8" x 11' 5" (10.58m x 3.48m)

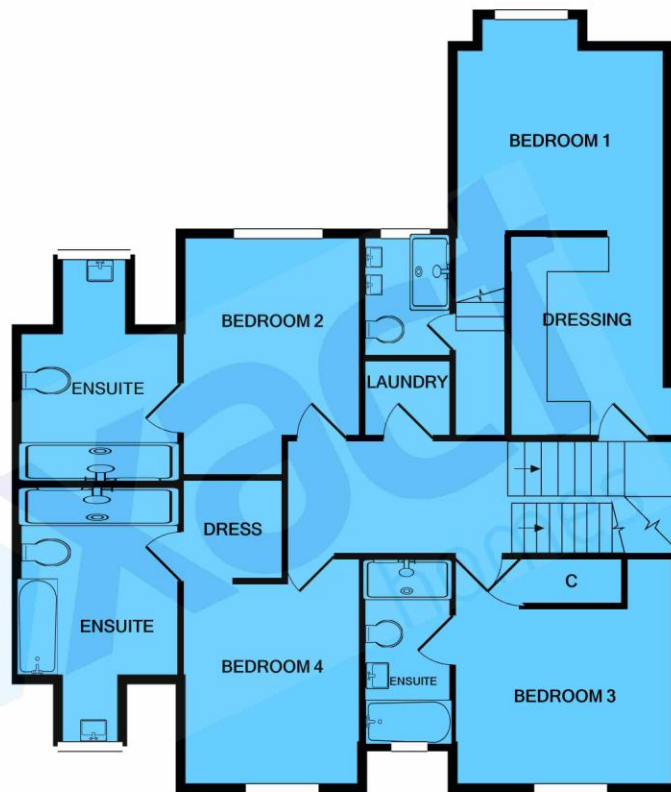
LARGE SOUTH FACING GARDEN



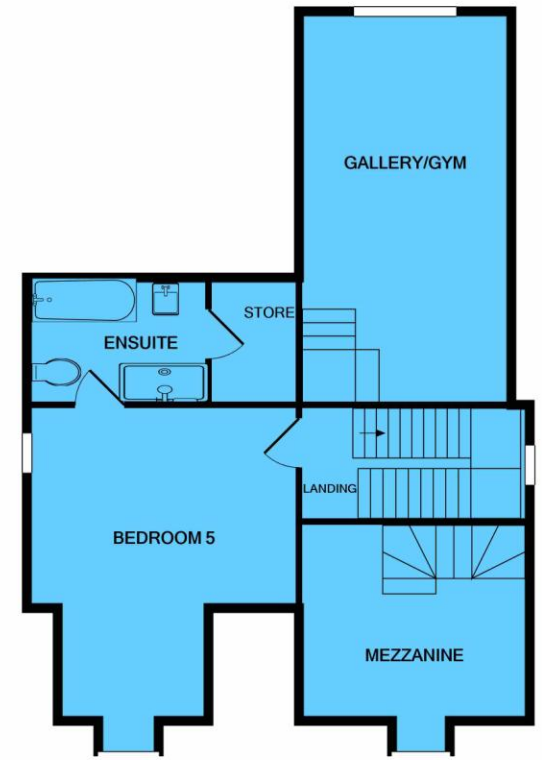




GROUND FLOOR



1ST FLOOR



2ND 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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