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**98 ALDERBROOK ROAD
SOLIHULL
B91 1NS**

Beautifully blending period elegance with contemporary family living, this exceptional six bedroom detached home is complemented by a breathtaking landscaped garden, designed to be enjoyed throughout the seasons.



98 ALDERBROOK ROAD

Beyond its handsome period façade lies a home that has been thoughtfully curated for modern family living and effortless entertaining.

Beautiful original features have been carefully preserved and complemented by stylish contemporary additions, creating a home that feels both elegant and wonderfully welcoming.

The heart of the home is an exceptional open plan kitchen and diner, where bespoke cabinetry, a generous central island and wide bi-fold doors create a seamless connection with the breathtaking landscaped gardens beyond. Whether hosting summer gatherings around the outdoor kitchen, enjoying family meals on the terrace or simply unwinding amongst the beautifully planted borders, every space has been designed to make the most of both indoor and outdoor living.

Offering over 3,100 sq. ft. of beautifully balanced accommodation across three floors, including six generous bedrooms, versatile reception spaces and luxurious principal suite, this is a home that effortlessly adapts to every stage of family life while retaining the timeless character and charm that make period homes so enduringly desirable.







The ground floor is rich in period character, with beautifully proportioned reception rooms featuring high ceilings, decorative cornicing, original timber floors, bay windows and fireplaces.

To the front, the snug and study offer two versatile spaces, both enhanced by attractive bay windows and stained-glass detailing. The generous living room is centred around a gorgeous log burner, with glazed doors opening directly onto the rear garden and creating a lovely connection with the outdoor entertaining space.

Traditional features sit effortlessly alongside bold contemporary interiors, giving each room its own personality while retaining a warm and welcoming feel.

A ground-floor cloakroom, separate utility, tandem garage, part of which is currently used as a gym, complete the practical side of this wonderfully balanced family home.









The upper floors continue the same sense of space, character and considered design found throughout the rest of the home. A beautifully detailed staircase rises to the first-floor landing, where the period proportions are immediately apparent, with high ceilings, decorative coving and a wealth of natural light.

The principal bedroom is a particularly impressive retreat, generous in scale and beautifully appointed with a feature fireplace, decorative ceiling detailing and French doors opening to a Juliet balcony overlooking the landscaped rear garden. A separate dressing room and stylish en-suite bathroom with a striking freestanding bath complete the suite, creating a wonderfully private and luxurious space.







Three further bedrooms are arranged across the first floor, all of excellent proportions, with one currently used as an additional sitting room, demonstrating the flexibility of the accommodation. These bedrooms are served by a well-appointed Jack and Jill bathroom.



The second floor provides two further bedrooms, making the house exceptionally well suited to larger or growing families. One benefits from its own dressing area, while the other offers a charming, cosy feel beneath the roofline. A separate shower room serves this floor, creating an ideal arrangement for older children, guests or those looking for a degree of independence within the home.



Stepping directly from the kitchen, a composite decked patio creates the perfect extension of the living space, providing a comfortable seating area for relaxing and entertaining. This flows seamlessly into a generous pea gravel space, where a large outdoor dining table sits alongside a well-appointed outdoor kitchen, creating an exceptional setting for al fresco dining.

Beyond, the beautifully maintained lawn is framed by deep, immaculately planted borders, where stunning white hydrangeas are underplanted with fragrant white lavender. Together they create a truly breathtaking backdrop, offering colour, texture and seasonal interest while enhancing the wonderful sense of privacy throughout the garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

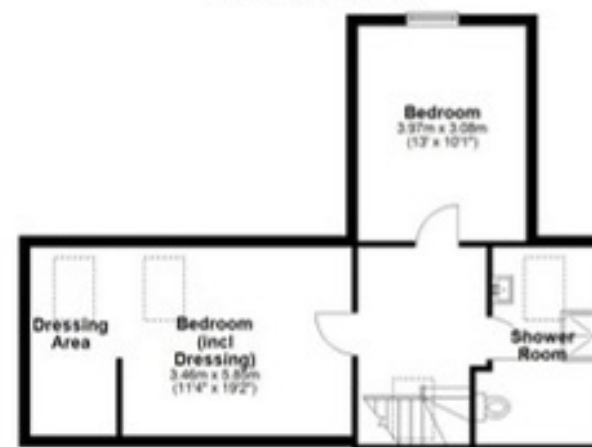
Ground Floor
Approx. 140.4 sq. metres (1511.5 sq. feet)



First Floor
Approx. 105.5 sq. metres (1135.2 sq. feet)



Second Floor
Approx. 49.0 sq. metres (527.4 sq. feet)



Total area: approx. 294.9 sq. metres (3173.7 sq. feet)

This floor plan is for illustration purposes only. This is not intended to be a measured/surveyed survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using Planity

FEATURES

- Six Bedroom Edwardian Home
- Prestigious Location within B91
- Beautifully Presented Throughout
- Hand Made/Hand Painted Bespoke Shaker Breakfast Kitchen Diner
- Period Features
- Colour Palette consulted with Farrow & Ball
- New Carpets Throughout
- Three Reception Rooms & Three Bathrooms
- Fabulous Private Garden
- Electric Gated Drive with Ample Parking
- NO UPWARD CHAIN

SIZE Total - 3137.7 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	11 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	5500 Mbps	5500 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

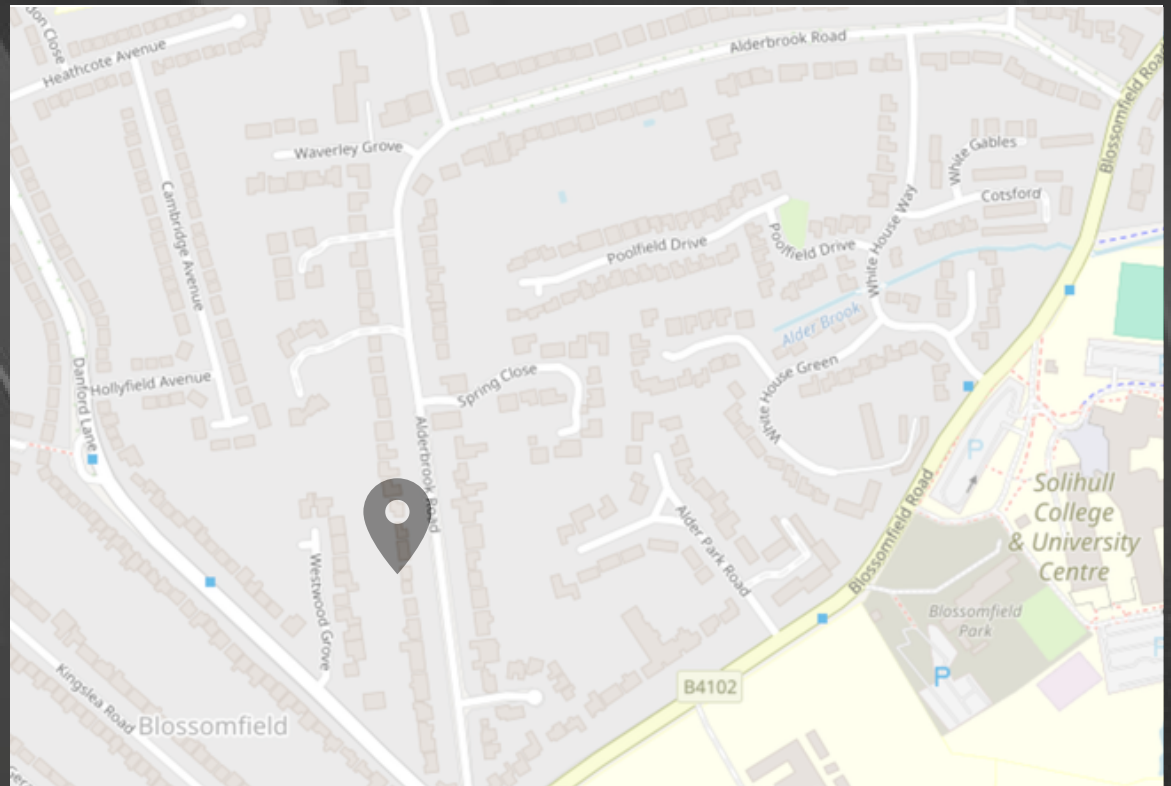
Network in the area: EE - 85%, Vodafone - 80%, Three - 85%
O2 - 81%

PARKING

Gated Driveway Parking

FLOOD RISK No Risk

COVENANTS N/A



LOCATION

This part of Solihull is prized for its balance of exclusivity, privacy, convenience and connectivity. The town centre is within easy reach, offering Touchwood Shopping Centre, restaurants, cafés, bars, fitness facilities and a wide range of everyday amenities. Families are particularly well served, with a choice of highly regarded schools nearby, along with parks, sports clubs and leisure facilities. For commuters, Solihull station provides direct rail links to Birmingham and London Marylebone, while the M42, M40, Birmingham Airport and wider motorway network are all easily accessible. It is a location that gives the home a real sense of presence, while still keeping everything needed for modern family life close by.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



Call us on **01564 777314 (option 4)**

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