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**85 ALDERBROOK ROAD
SOLIHULL
B91 1NS**

An exceptional four bedroom family home with a separate one bedroom annexe, indoor pool, sauna, gated driveway and outstanding entertaining spaces, set on a private 0.4 acre plot in one of Solihull's most prestigious residential locations. A rare home of scale, lifestyle and flexibility, designed for family living and impressive entertaining.

85 ALDERBROOK ROAD

This is a home with real presence, set within one of Solihull's most prestigious residential addresses and offering a rare combination of scale, privacy, lifestyle and flexibility. From the gated entrance and generous driveway to the beautifully arranged accommodation, the property immediately feels substantial. The interiors are bright, open and immaculately presented, designed for both everyday family living and large scale entertaining.

At the rear, the main family space is the showpiece. Centred around a bar area, striking TV wall, integrated sound system and doors out to the patio, it is a room made for bringing people together, from family film nights to summer parties.

The indoor leisure suite adds another impressive dimension, with a heated swimming pool, hot tub, sauna, shower room and gym, while the separate one bedroom annexe offers excellent flexibility for extended family, guests, older children or a private office suite.

With four large bedrooms, each with its own bathroom, superb storage, a landscaped garden, outdoor kitchen, summer house and entertaining terraces, this is a remarkable family home designed for comfort, celebration and modern living on a grand scale.





The ground floor makes an immediate impression, with a vast reception hall creating a striking sense of arrival. Full of light and space, it sets the tone for the scale and quality found throughout the home.

To the right sits a large reception room, currently arranged as a formal dining room and perfectly suited to family occasions, dinner parties and more intimate entertaining. To the left, a beautifully fitted bespoke office provides an elegant and practical work space, flowing through to the lounge and then into the spectacular family room beyond.









This rear space is the heart of the home and one of its most memorable features. Expansive, beautifully arranged and designed for entertaining, it includes a fully equipped bar with drinks fridges, dishwasher and ice machine, alongside an impressive TV wall and integrated sound system. It is easy to imagine this room filled with family and friends, whether for major sporting events, film nights or weekend gatherings.

The kitchen is sleek and well appointed, with a bank of Neff ovens, a heated lamp serving area and excellent preparation space. There is also room for a 10 seater dining table, an additional WC and a large utility with two boilers, extra refrigeration and separate front access, ideal for busy family life. Double doors lead into the private leisure suite, complete with indoor pool heated to 32 degrees, hot tub, sauna, shower room and gym.



The first floor continues the feeling of space and quality, with a broad landing leading to four superb double bedrooms, each enjoying the benefit of its own bathroom.

This layout gives every bedroom a sense of independence and comfort, making it ideal for family members, older children and guests. The rooms are all generously proportioned, beautifully presented and supported by excellent built in storage, giving the whole floor a calm and considered feel.

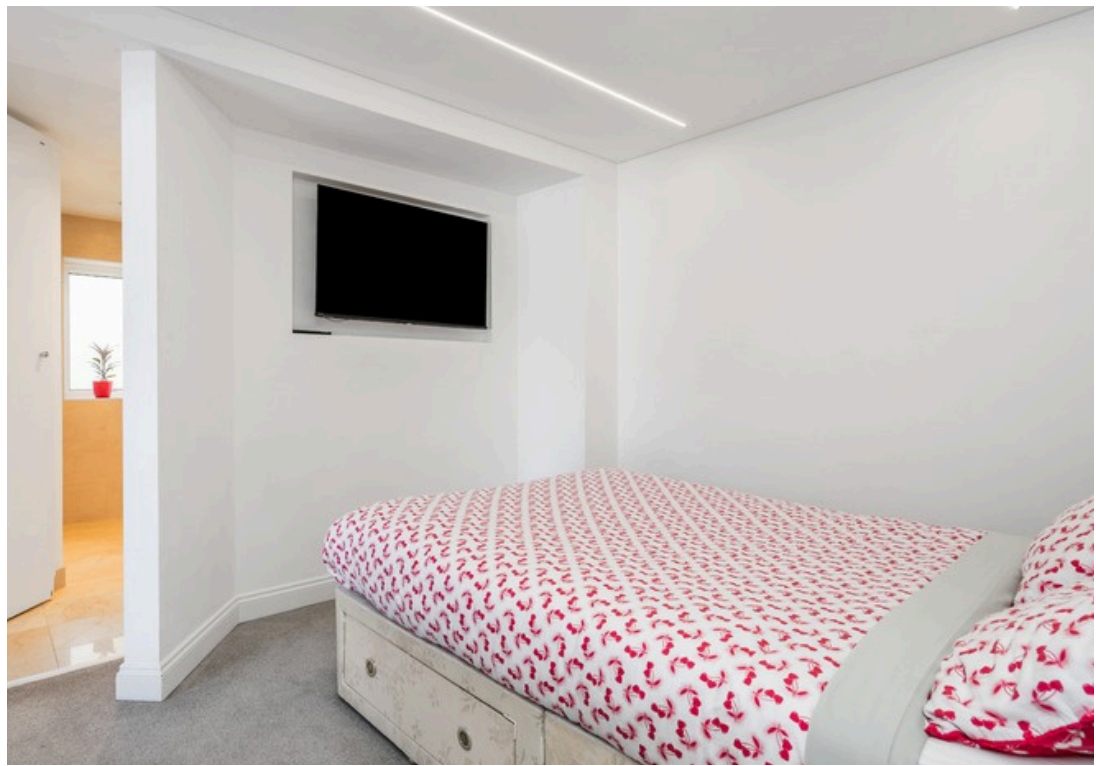
The principal suite is particularly impressive. With dual aspect views, a large en-suite bathroom and extensive storage, it feels private, peaceful and suitably grand. It is a proper retreat within the home, offering space to unwind away from the main living and entertaining areas.

The remaining bedrooms are far from secondary. Each offers strong proportions, its own bathroom and a level of comfort that reflects the overall standard of the house. For a family home of this scale, the bedroom arrangement works exceptionally well, avoiding compromise and giving everyone their own well appointed space.

The result is an upstairs layout that feels balanced, luxurious and practical, with the space and privacy expected of a home at this level.







Positioned separately to the right of the front door, the annexe offers a brilliantly flexible self contained space. There is a welcoming reception area with a mini kitchenette, leading through to a bedroom area and a generous wet room bathroom. It works perfectly for extended family, older children wanting more independence or guests staying over. Equally, it could serve as a separate office suite, giving you a private workspace away from the main house while still being close to home.







The outside space has been designed with entertaining firmly in mind. Doors from both the family room and leisure suite open directly onto the patio, creating a seamless connection between the house, pool area and garden.

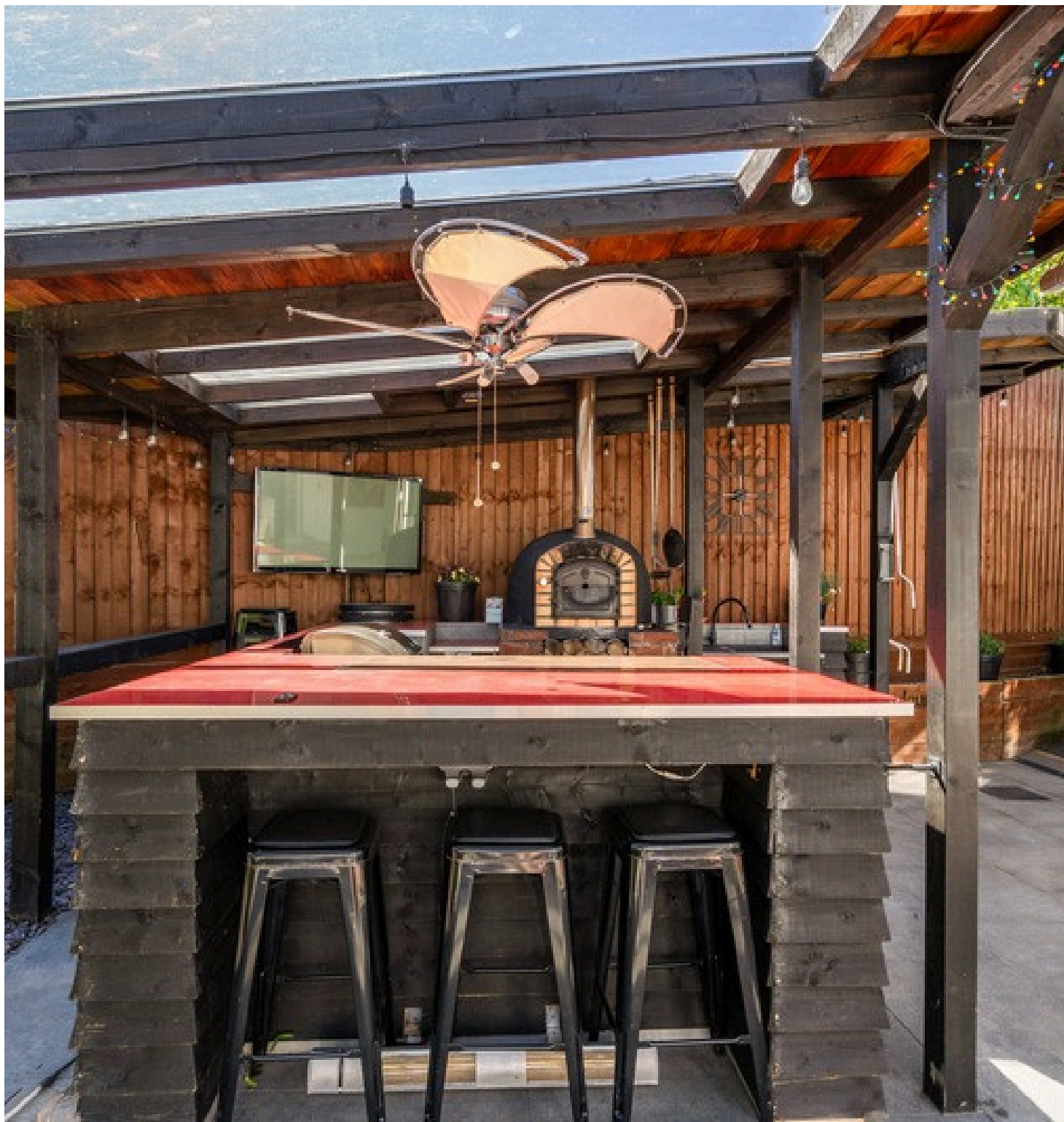
The outdoor kitchen is a real highlight and gives the garden a strong sense of purpose during the warmer months. Complete with barbecue, pizza oven, fridges and running water, it forms the perfect hub for summer parties, relaxed family weekends and evenings with friends.

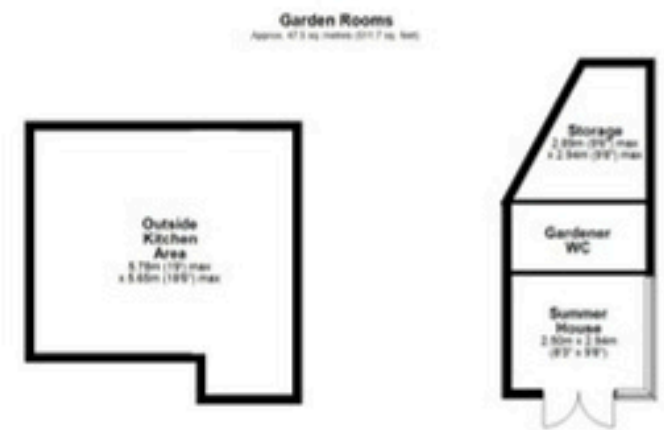
The garden is generous, private and thoughtfully arranged, with the patio leading out to a beautifully planted pergola area. This creates a lovely focal point in the centre of the garden, with climbing plants adding softness, colour and character.

Towards the rear, a large water feature brings movement and atmosphere to the space, drawing the eye through the garden towards the summer house and additional patio beyond. This far end of the garden offers a quieter setting, ideal for sitting out, reading or enjoying a different view back towards the house.

Set within approximately 0.4 acres, the plot offers excellent balance between impressive entertaining space and manageable family living.







TOTAL AREA 6,376 Sq Feet

Main area: Approx. 560.9 sq. metres (6037.3 sq. feet)
Plus annex approx. 50.5 sq. metres (541.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustration purposes only. It is not intended to be a measurement 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 enquiries. No responsibility is taken for any error, omission, or misstatement. Please consult your agent.

FEATURES

- Prestigious Solihull Location
- Indoor Pool and Leisure Suite - Sauna, Hot Tub and Gym
- Spectacular Family Entertaining Space
- Bespoke Bar and Media Wall
- Four Large Bedroom Suites
- Separate One Bedroom Annexe
- Outdoor Kitchen and Terraces
- Gated with Parking for Multiple Cars
- Private 0.4 Acre Plot

SIZE Total - 6,386 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
Superfast	51 Mbps	9 Mbps
Ultrafast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: Mobile Services: 3 - 84%, EE - 82%, O2 - 80%, Vodafone - 78%.

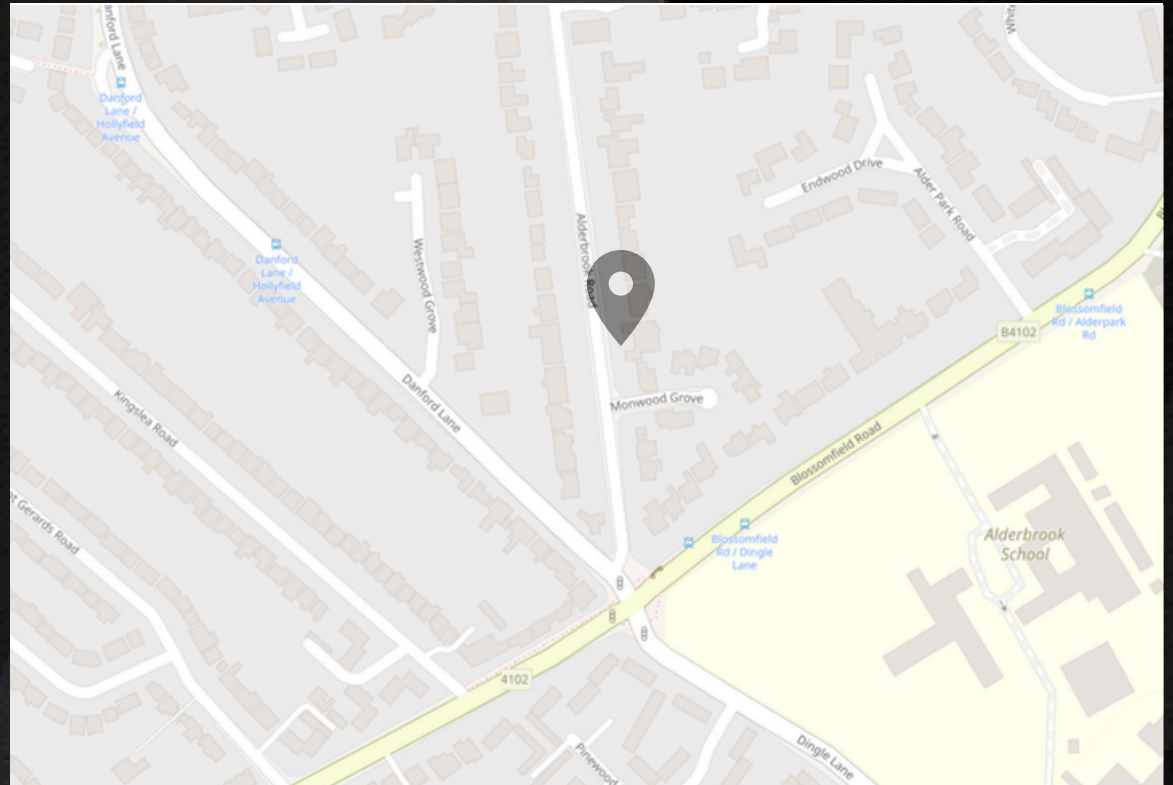
PARKING

Garage & Driveway Parking

FLOOD RISK No Risk

COVENANTS N/A

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.



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)

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