

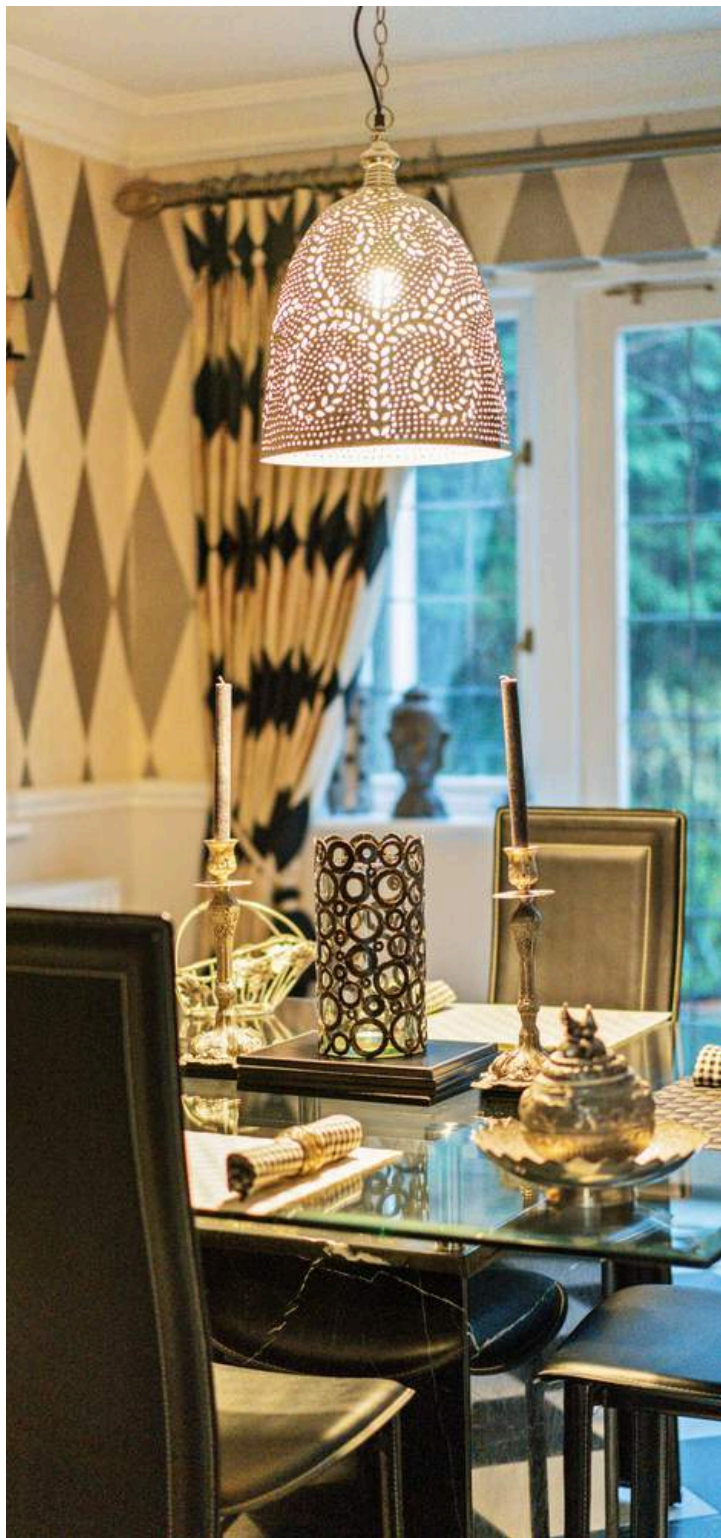


**DM&Co.**  
YOUR PREMIUM AGENT

**BROOK HOUSE**  
**78B ALDERBROOK ROAD**  
**SOLIHULL**  
**B91 1NR**

Nestled at the end of a private cul de sac, Brook House is a testament to modern luxury living with nearly 6,000 sq ft of flexible accommodation. This detached home boasts a superb annex, triple garage, and a beautifully secluded garden, making it a rare find within one of Solihull's most prestigious areas.







## **BROOK HOUSE, 78B ALDERBOOK ROAD**

Brook House, built in 2000, set behind a private gated entrance, offering an expansive living space spanning nearly 6,000 sq ft. The residence sits prominently as the largest of four detached homes in an exclusive enclave. The main house comprises of four elegant reception rooms, a spacious open plan kitchen/diner ideal for gatherings, three exquisite bedrooms, complemented by bathrooms and dressing rooms that articulate sophistication. An additional bedroom and bathroom are found in the superb separate annex, catering perfectly for guests or extended family









Upon entering Brook House, guests are welcomed into a grand reception hall adorned with striking black and white tiled flooring, setting the tone for the elegance that unfolds. The home office is meticulously fitted, offering a sanctuary for productivity. In contrast, the sumptuous lounge and adjoining charming orangery offer communal spaces filled with light and garden views, perfect for relaxation and social gatherings.







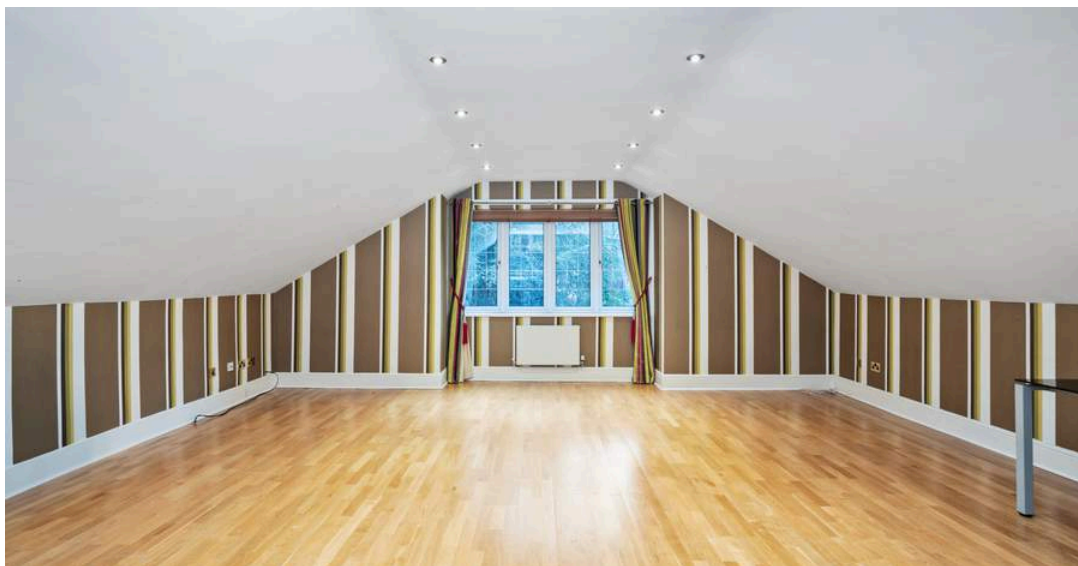
The separate dining room, adjacent to the kitchen, is ideal for formal dinners, while the heart of the home resides in the open plan kitchen dining and family room. This area, defined by a central island with granite worktops, caters to culinary enthusiasts and family gatherings alike. The seamless flow to the outdoor patio enhances the home's entertaining potential, further complemented by an annex that serves as a versatile entertainment space.

















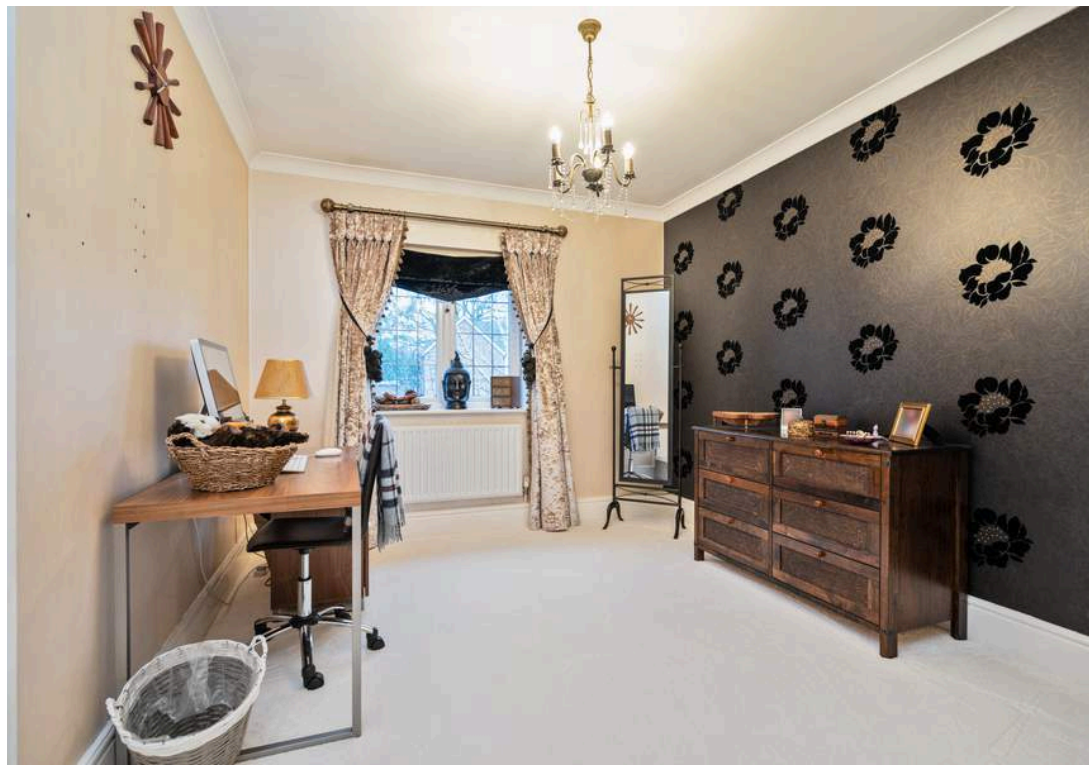
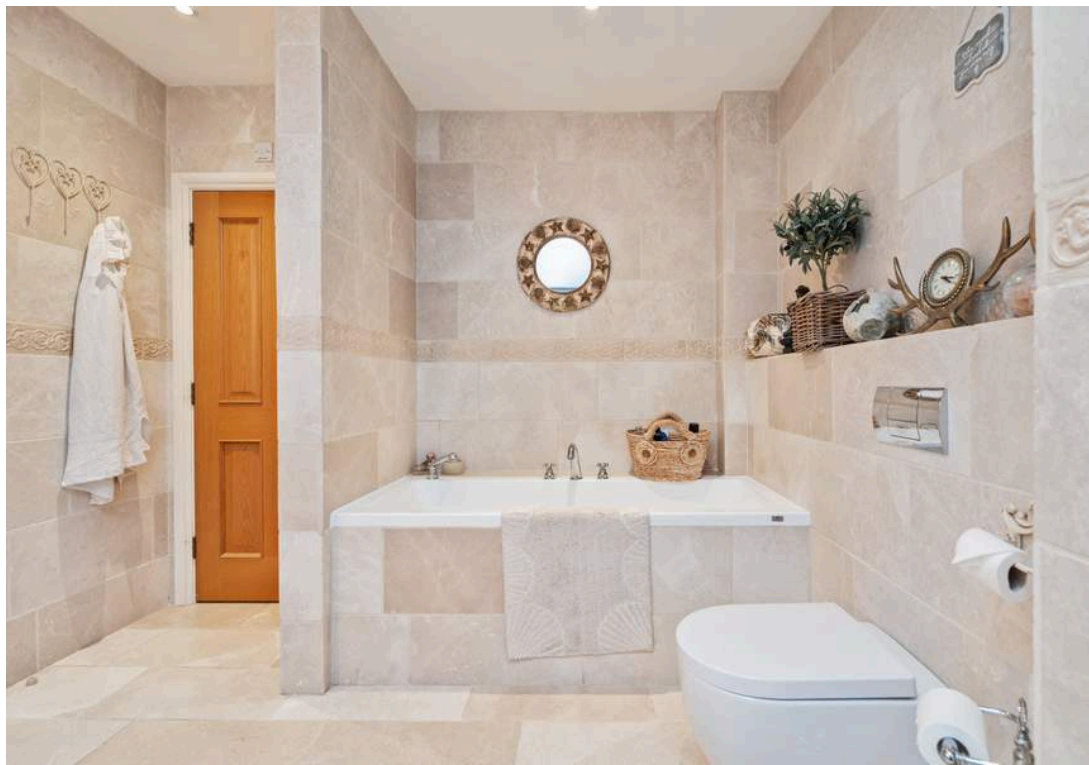


The oak staircase ascends to a spacious landing that introduces the home's private quarters with grace. The principal suite is a haven of luxury, opening onto a balcony that overlooks the serene garden. It features extensive wardrobes and a spacious luxury en-suite.

Two additional large bedrooms offer unique characteristics—one with an en-suite and the other with a dressing area. The transformation of the fourth bedroom into a walk-in wardrobe showcases the property's flexibility, easily reverted if needed. The family bathroom serves as a tranquil retreat, enhancing the home's comforting allure.











Brook House's outdoor space is accessed through electric gates, leading to a driveway that culminates at this secluded sanctuary. The extensive parking, coupled with a triple garage, addresses all practical needs while the garden becomes a private paradise. Multi-level terraces span the property's width, creating perfect settings for al fresco dining and entertainment among mature trees and shrubs, ensuring privacy and a connection with nature.

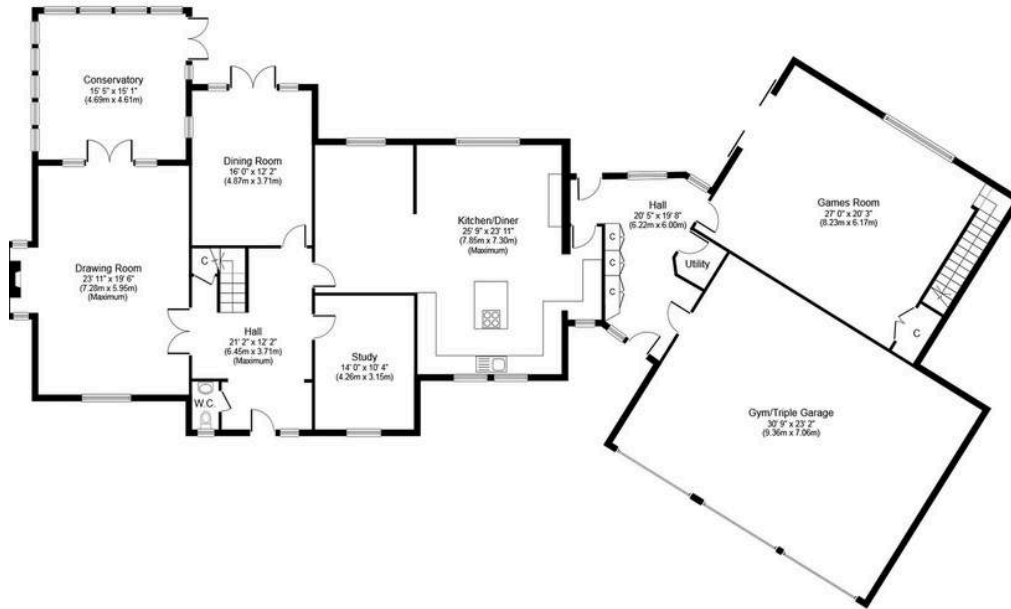








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	79
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs:		
England & Wales		EU Directive 2002/91/EC



**Ground Floor**  
**Approximate Floor Area**  
**3,287 sq. ft.**  
**(305.3 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**2,480 sq. ft.**  
**(230.4 sq. m.)**



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.



## FEATURES

- Private Gated Entrance
- Exclusive Cul De Sac Location
- Four Reception Rooms
- Spacious Open Plan Kitchen/Diner
- Three Bathrooms, Two Dressing Rooms
- Nearly 6,000 Sq Ft of Flexible Accommodation
- Superb Separate Annex
- Triple Garage
- Secluded South Easterly Facing Landscape Garden

**SIZE** Total - 5,767 sq ft

**TENURE** Freehold

## SOLIHULL METROPOLITAN BOROUGH COUNCIL - H 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	14 Mbps	1 Mbps
Superfast	41 Mbps	8 Mbps
Ultrafast	1000 Mbps	220 Mbps

**Network in the area:** OpenReach, Virgin Media

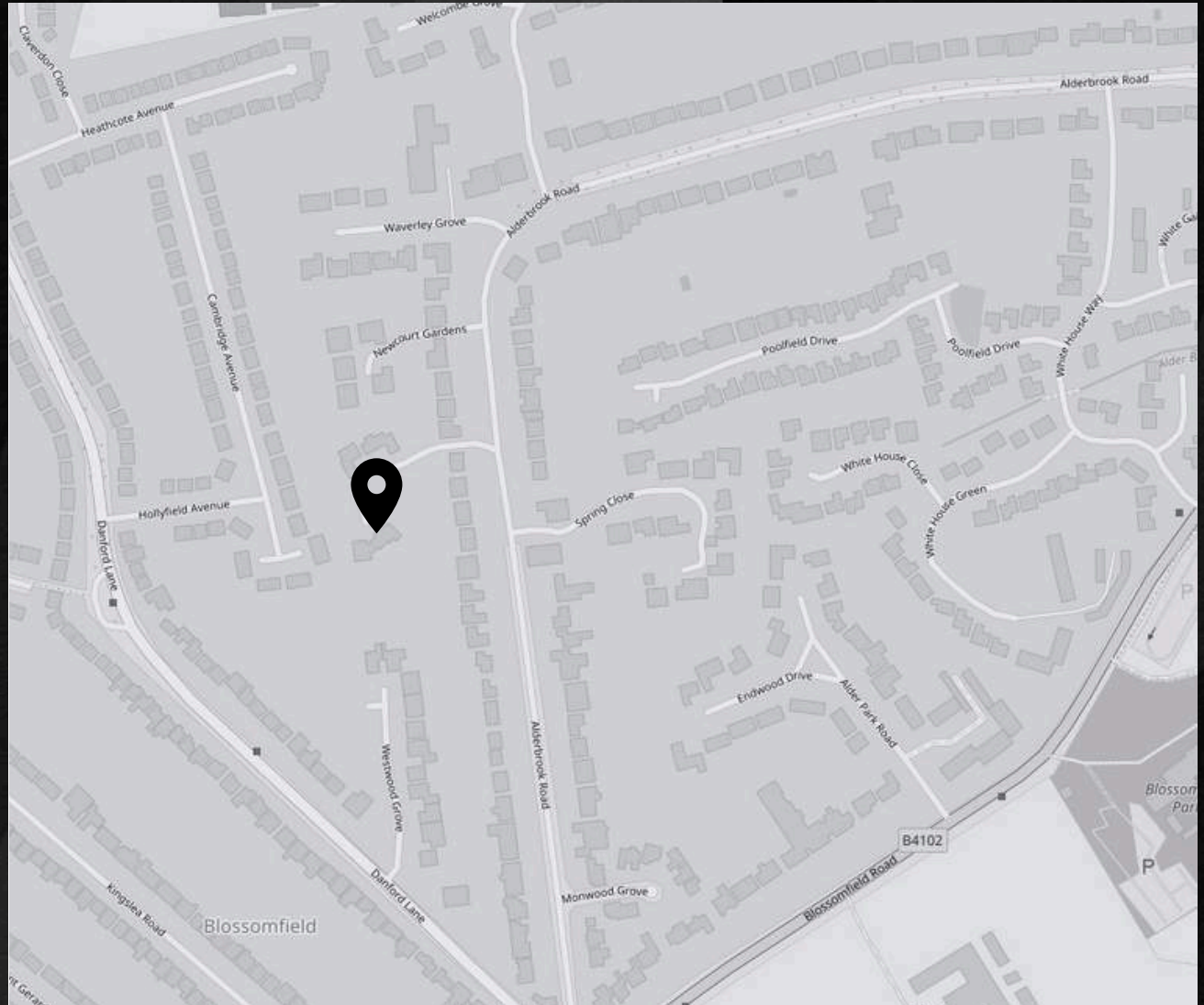
## VIEWING

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.\*



## LOCATION

Nestled within the vibrant community of Solihull, residents enjoy a myriad of amenities. The renowned Touchwood Shopping Centre offers a diverse retail experience while the Tudor Grange Swimming Pool and Leisure Centre cater to fitness and relaxation needs. Esteemed public and private schools accommodate all age groups, ensuring quality education is within reach. With swift commuter train services and major motorways just a short drive away, connectivity is effortless.



*DM&CO.*

**YOUR PREMIUM AGENT**

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

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