



**Flower Knott,
Warings Green Road, Hockley Heath, Solihull, B94 6BL
Guide Price £350,000+ (Plus Fees)**

The above property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 21st October 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

Introduction

Flower Knott originally dates from the early 1700s, being a timber framed cottage that has subsequently been refaced in mellow Warwickshire brick, originally '2 up 2 down', but subsequently enlarged with a Victorian extension to the rear, now giving the property two/three bedrooms and intriguing ground floor accommodation.

Well located, some 9 miles south east of Birmingham city centre, 4 miles from Solihull and although quietly situated in rolling, leafy Warwickshire countryside, has easy access onto the M42 (J3 and J4), the M40 (restricted J16) motorways. Local railway stations at Dorridge and The Lakes offer frequent trains to Birmingham (Moor Street & Snow Hill), whilst Birmingham International Airport, the NEC and future HS2 travel hub are all within easy driving distance.

The property is located on a large plot, extending to approximately 0.53 acres (0.21 ha), in generous gardens with brick and tile outbuildings and offers scope for refurbishment, perhaps extension or even from redevelopment of the site (STPP).

The auctioneers commend this opportunity to purchase a property such as Flower Knott, having such great potential.

The property is approached via a pair of wooden gates leading to a gravelled driveway and blue engineering brick path to a

Canopied Front Door

Opening into

Dining Hall

15'3" x 9'6" (4.67m x 2.90m)

With thermoplastic tiled floor, exposed wall and ceiling timbers, double panel radiator, large inglenook with hearth and wood burning stove, ledged door to large understairs storage cupboard, doors radiate off to

Living Room

15'4" x 12'7" (4.69m x 3.86m)

Exposed wall and ceiling timbers, double panel radiator, door to meter cupboard, brick hearth and fireplace (sealed), door to

Inner Hall

5'0" x 3'1" (1.54m x 0.96m)

With storage cupboard

Doors radiate off to

Utility

11'11" max x 10'2" max (3.65m max x 3.11m max)

With stainless steel half drainer and bowl inset sink unit over cupboards and work surface, run of wall units, further storage areas, door to

Bathroom

8'3" max x 5'4" max (2.53m max x 1.65m max)

Double panel radiator, corner bath with shower hand set, pedestal wash hand basin, storage niche, door to

Shower Room

7'7" max x 4'11" max (2.32m max x 1.51m max)

Single panel radiator, matching white suite of close coupled low-level W.C., pedestal wash hand basin, corner shower, UPVC double glazed window, access to roof space, steps up to

Kitchen

13'0" x 11'9" (3.97m x 3.59m)

With thermoplastic tiled floor, run of roll top work surfaces with cupboards and drawers under, inset stainless steel single drainer sink unit, run of matching wall cupboards, space for dishwasher, electric cooker point, loft access hatch, exposed wall timbers, exterior door. Baxi wall mounted gas boiler serving the central heating system, double panel radiator

From the Dining Hall a door leads to the

Staircase

With three quarter turn, rising to the

First Floor Landing/Bedroom Three

14'1" max x 15'7" max (part restricted height) (4.31m max x 4.76m max (part restricted height))

With elm floorboards, exposed wall timbers, loft access hatch, double panel radiator, door to

W.C.

7'1" max x 6'9" max (2.16m max x 2.07m max)

Recently fitted with matching white suite of low level close coupled W.C., pedestal wash hand basin, exposed wall timbers, chrome ladder towel rail and feature raked chimney breast

From the Landing Bedroom, a ledged and braced door leads to

Bedroom One

16'1" max x 15'5" max (part reduced height) (4.91m max x 4.71m max (part reduced height))

Exposed wall and ceiling timbers, double panel radiator

From the Landing Bedroom, door with steps down to

Bedroom Two

11'9" max x 10'3" max (3.59m max x 3.14m max)

Double panel radiator, exposed wall timbers.

OUTSIDE

Surrounding the property is a large mainly lawned 'cottage' garden, with numerous fruit trees, including pear, apple, damson, decorative cherry, and vegetable garden.

Former Washhouse/Store

9'6" x 9'6" (2.9m x 2.9m)

Of brick and tile construction, with brick floor

Timber Framed Former Barn

17'8" x 15'5" (5.4m x 4.7m)

With privy, former pigsty/lean-to, concrete block extension, pitched red clay tile roof, brick wall remains of further area of original barn

To the rear of the above is located the LPG (Calor) tank, septic tank system, timber framed former stable.

Within the curtilage is located a pond, the whole a most delightful location and extending to approximately 0.51 acres (0.2 ha).

GENERAL INFORMATION

Services

Mains water and electricity are connected to the property. Drainage is to a private system. Space and hot water heating is via an LPG-fired boiler.

Authorities

Warwickshire County Council(www.warwickshire.gov.uk)
Stratford on Avon District Council (www.stratforddc.gov.uk)
Severn Trent Water Ltd (www.stwater.co.uk)
National Grid (www.nationalgrid.co.uk)

Tenure and Possession

The property is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 18th November 2025 (or earlier by mutual agreement). On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% (minimum £5,000) deposit to the vendor's solicitors, together with an administration fee of £950 + VAT to the auctioneers, if the property is sold in the room on the night, prior to or post auction.

Fixtures and Fittings

All those items mentioned in these particulars will be included in the sale; others (if any) are specifically excluded.

Rights of Way and Easements

The property is subject to all rights of way and easements that may exist.

Vendors' Solicitors

A full auction pack is available from the vendor's solicitors:
Lodders Solicitors LLP
Glensanda House
1 Montpellier Parade
Cheltenham
GL50 1UA

Acting: Ms Lizzie Curnock
Email: lizzie.curnock@lodders.co.uk
Telephone: 01242 225 320

Directions

From Henley in Arden and the south, take the A3400, pass over J16 of the M40 and on entering Hockley Heath turn left onto the B4101 signposted to Redditch. At the 90-degree left hand bend go straight on into Cut Throat Lane, pass over the M42 motorway and after approximately ¼ mile take the second turning on the right into Warings Green Road, where the property will be found immediately on the left hand side, as indicated by the Earles auction boards.

From Birmingham, Solihull and Shirley, take the B4102 signposted to Redditch, past Cheswick Green and Salter Street. In the centre of Earlswood, by Hickory's Smokehouse, turn left at the crossroads into Umberslade Road. After approximately 400 yards, bear left into Leafy Lane and take the second turning on the left, into Warings Green Road, where the property will be found as indicated above.

Post Code: B94 6BN

What3Words: [///total.skips.option](https://www.what3words.com/total.skips.option)

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the

vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

Money Laundering

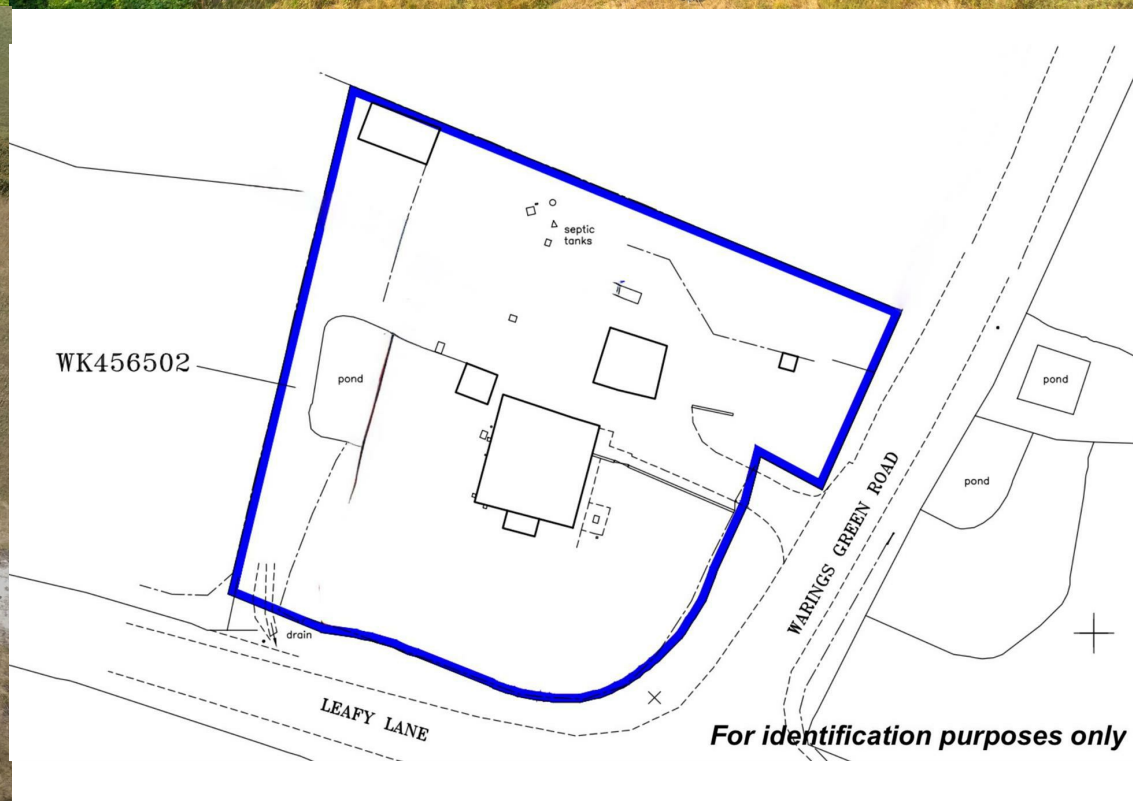
Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

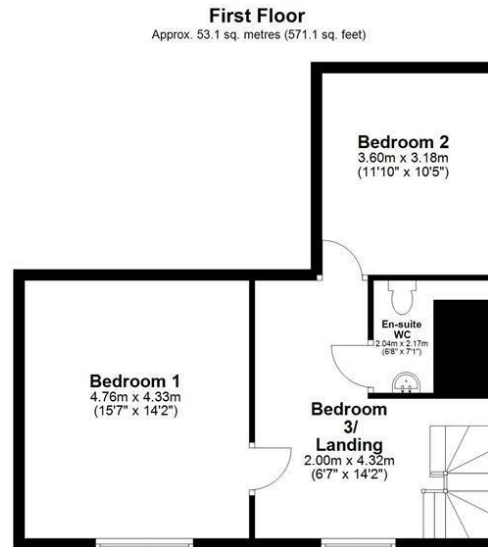
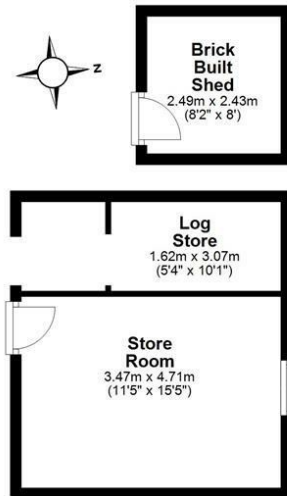
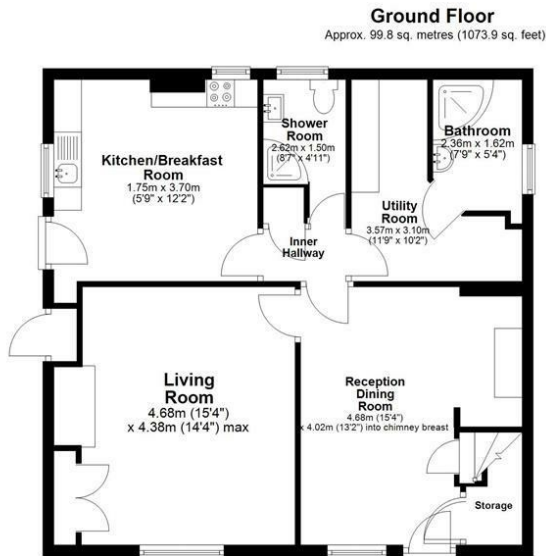
Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).

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Total area: approx. 152.8 sq. metres (1645.0 sq. feet)

