

114 KENILWORTH ROAD
KNOWLE
SOLIHULL
B93 0JD


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An Architectural Masterpiece of Elegance and Modern Comfort

Accommodation

Ground floor:

Covered Porch entrance with double doors

Main entrance with double doors

Reception Hall

Drawing room with ornamental Fireplace and access through double doors the kitchen/Dining room

Open plan Kitchen having integrated appliance, and with two kitchen Islands one of which has Quooker Hot water Tap, wine cooler and breakfast bar, beautiful wooden cabinetry, and Aga style cooker, Skylights, and Dining area and family room, having French doors opening onto the slate-stone paved rear garden patio

Utility room

Guest WC

Gymnasium/ Snug

Central Staircase leading to First floor

First Floor

Generous first floor landing with French doors opening onto a balcony overlooking the beautiful rear gardens

Principal bedroom with built-in closets, a walk-in dressing room with built-in wardrobes and access to ensuite bathroom with twin wash basins on a stunning vanity unit, separate shower, overlooking the front of the home, French doors opening onto a private Balcony

Bedroom number two with built-in wardrobes and ensuite shower room overlooking the front of the property

Bedroom number three with built-in wardrobes, and ensuite shower room overlooking the rear gardens

Bedroom number four with ensuite shower room overlooking front of property

Gardens and Ground:

Securely gated

Gravel paved substantial driveway

Majestic façade

Rear Garden slate-stone paved patio with seating area and dining area, ideal for entertaining guests and alfresco dining

Gazebo

Steps down to garden lawn

Trees and hedges ideal for privacy including a striking mature Japanese maple tree

Approximate total floor area: 4671 Sq. Ft or 433.9 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Set against a backdrop of rolling countryside, Knowle is a picturesque village that perfectly blends rural charm with modern convenience. Known for its character and community spirit, the village features a vibrant High Street lined with independent boutiques, cosy cafés, and a variety of quality restaurants.

Education is a major draw, with Arden Academy widely recognised as one of the top-performing state schools in the region. For those with an active lifestyle, Knowle is home to a wealth of sporting options — from the prestigious Copt Heath Golf Club to the welcoming Old Silhillians Rugby Club, along with thriving local tennis and cricket communities.

Its location is ideal for commuters and families alike. Just minutes from Dorridge and Solihull, residents enjoy excellent rail links to Birmingham and London Marylebone. The M42 and M40 motorways are easily accessible, connecting effortlessly to the M1, M6, and M5, and opening up the Midlands and beyond.

Description of Property

Welcome to this truly extraordinary residence—an impeccable blend of classic grandeur and contemporary refinement, set behind secure gates on a sweeping paved driveway. From the moment you arrive, the majestic façade commands attention, hinting at the exceptional design and luxurious detailing that lies within.

Ground Floor:

Enter through a covered porch with stately double doors and flanking windows, setting a tone of understated elegance. Beyond the grand double-door main entrance, a generous reception hall unfolds, creating an impressive welcome that flows seamlessly through the heart of the home.

The drawing room offers a tranquil, refined space, centred around an ornamental fireplace, ideal for intimate gatherings or moments of quiet reflection. Double doors connect this serene setting to the true showpiece of the home—the open-plan kitchen, dining and family room.

Flooded with natural light from multiple skylights, this stunning space is anchored by two substantial kitchen islands, one of which features a Quooker instant boiling water tap, wine cooler, and breakfast bar. Crafted with bespoke wooden cabinetry and a commanding Aga cooker, this culinary haven combines functionality with timeless beauty. The adjacent dining and family area, designed for seamless entertaining, opens through French doors onto a slate-stone rear garden patio, elegantly extending the living space outdoors.

Additional amenities include a well-appointed utility room, a guest WC, and a flexible-use gymnasium/snug, offering a private retreat for wellness or leisure. At the heart of the home, a central staircase rises gracefully to the upper floor, drawing light and air through the core of the property.

First Floor:

Upstairs, a spacious landing greets you with an air of calm, with French doors opening onto a charming balcony that overlooks the beautifully landscaped rear gardens—a peaceful vantage point for morning coffee or

evening contemplation.

The principal bedroom suite is a luxurious space, complete with built-in closets, a sumptuous walk-in dressing room with custom-fitted wardrobes, and a breathtaking ensuite bathroom. Twin wash basins rest atop a sculptural vanity unit, accompanied by a walk-in shower and serene views across the front grounds. French doors open onto a private balcony, providing a secluded escape bathed in morning light.

Three further generously sized bedrooms each feature built-in wardrobes and ensuite shower rooms, with thoughtful orientations offering views either across the tranquil rear garden or the elegant frontage of the property.

Gardens and Grounds

Beyond the home, the grounds are an extension of its grandeur. The substantial driveway provides ample parking and a stately approach. To the rear, a slate-stone paved patio provides a stunning stage for alfresco dining and outdoor entertaining, with dedicated seating and dining areas beneath open skies.

A charming gazebo offers shaded tranquillity, while stone steps lead down to an expansive garden lawn, flanked by mature trees and hedges that ensure privacy and serenity. The jewel of the landscape, a striking mature Japanese maple, provides a dramatic focal point, celebrating the beauty of nature in every season.

Distances

Solihull Town Centre – approximately 3.5 miles
Birmingham City Centre – approximately 12.5 miles
Birmingham International Airport – approximately 7 miles
NEC Birmingham – approximately 7 miles
M42 (Junction 5) – approximately 3 miles
M40 (Junction 16) – approximately 5 miles
M6 (Junction 4) – approximately 10 miles
Warwick – approximately 10 miles
Stratford-upon-Avon – approximately 15 miles

(Distances are approximate)

Directions from Aston Knowles

Start on High Street (A5127) heading south. At the roundabout, take the 2nd exit onto Brassington Avenue (A5127). Continue onto Lichfield Road (A5127). Merge onto A38(M) Aston Expressway via the ramp to M6 (South). Take the exit onto M6 (South) toward London/M5. At junction 4, exit onto M42 toward M40/London/Warwick/Stratford. At junction 5, exit toward Solihull. At the roundabout, take the 1st exit onto Solihull Bypass (A41). At the next roundabout, take the 3rd exit onto Warwick Road (A4141) toward Knowle. Continue on Warwick Road, then turn left onto Kenilworth Road (B4101).

Terms

Local Authority: Solihull
Tax Band: H

Average Area Broad band speed: 500 Mbs Full Fibre

Services

We understand that mains water, gas and electricity are connected.



Kenilworth Road, Knowle, Solihull, B93 0JD

Total floor area: 433.9 sq.m. (4,671 sq.ft.)



Fixtures and Fittings

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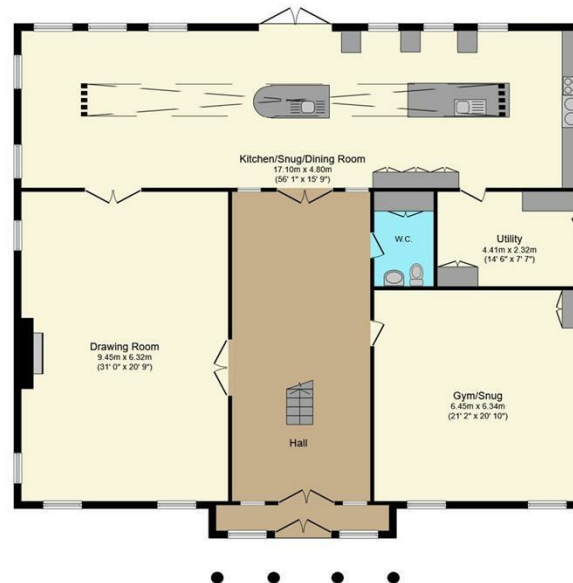
Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

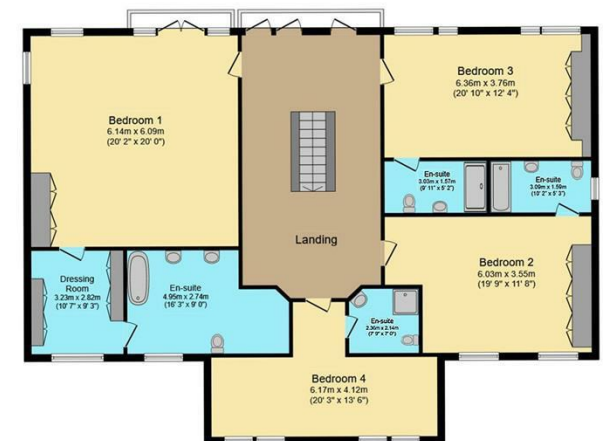
Details prepared August 2025
Photos taken August 2025



Ground Floor

Floor area 250.2 sq.m. (2,693 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



First Floor

Floor area 183.7 sq.m. (1,978 sq.ft.)

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

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