

116 KENILWORTH ROAD  
KNOWLE  
SOLIHULL  
B93 0JD

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

### SUMMARY DESCRIPTION

Aston Knowles are pleased to offer a unique opportunity to rent a brand new luxury home in a small exclusive development of just 2 bespoke high-quality homes, located in a premium location in the heart of Knowle.

This outstanding property has been meticulously designed to offer the highest standard of modern living, with expansive interiors, bespoke detailing, and an enviable position overlooking open countryside, stables, and horse training grounds.

### ACCOMMODATION SUMMARY

Grand entry hall  
Cinema Room  
Ground floor bedroom/gym with en suite  
Open plan kitchen, dining, living space  
Drawing Room

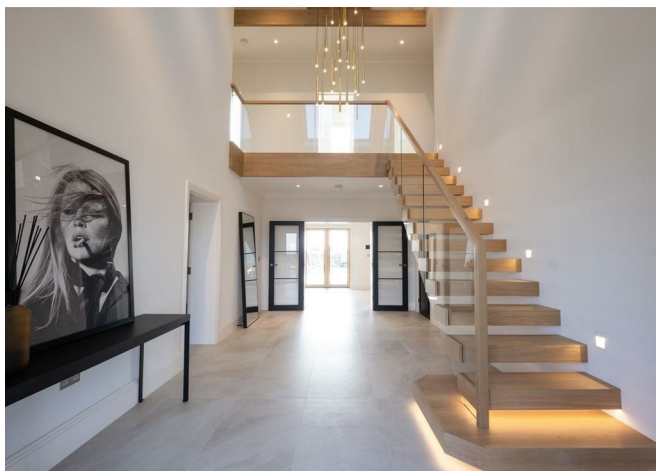
First Floor - Four spacious bedrooms all enjoy beautiful views and en-suite bathrooms.

The principal suite includes a balcony, walk-in wardrobe, and double-sink en-suite.

Additional features include a laundry suite, dressing rooms, and unique architectural details throughout.

Top Floor - The top floor features a versatile multi-purpose room and a luxurious bedroom with an en-suite, complete with a walk-in shower, freestanding bath, and walk-in wardrobe.

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

116 Kenilworth Road is a stunning contemporary residence situated in the prestigious area of Knowle, offering a perfect blend of modern luxury, elegance, and comfort. Thoughtfully designed across almost 6000 sq ft, this exceptional home provides a spacious and sophisticated living environment in a tranquil and highly sought-after setting.

With state of the art home automation which controls the under floor heating, media, security and some of the blinds this really is an amazing opportunity to rent a ultra high end home.

### Ground Floor

The home is accessed via a striking entrance door that opens into a spacious and elegant hallway, instantly setting the tone for the quality throughout. A long-drop chandelier makes a bold architectural statement, complemented by a contemporary staircase with glass balustrades, wooden handrails, and ambient lighting that rises gracefully to the upper floors.

To the front of the property is a dedicated cinema room, providing the ultimate space for at-home entertainment, while a versatile multi-purpose room — complete with fitted mirrored wardrobes and its own en-suite bathroom — offers flexibility for use as a guest suite, home office, or gym.

At the heart of the home is a magnificent open-plan kitchen, dining, and living area — a space designed for both stylish entertaining and comfortable everyday living. Internal double doors provide the option to create a more intimate setting or open up the space as desired. The living area features a characterful fireplace with a log-burning stove and French doors that lead directly to the patio and garden. The kitchen is fully fitted with high-end appliances, a breakfast bar, and bespoke cabinetry, while an expanse of glazing — including on trend bi fold doors with a dramatic peaked window above — fills the space with natural light.

### First Floor

Upstairs, the accommodation is equally impressive. The principal suite is a true retreat, featuring expansive windows with a distinctive peaked design that open onto a private balcony. A luxurious en-suite bathroom with a double vanity and a walk-in wardrobe completes this exceptional space. The second bedroom also benefits from an en-suite and walk-in wardrobe, while the third bedroom is appointed with a unique low-level window feature, an en-suite, and a generous dressing room. The fourth bedroom enjoys a walk-through wardrobe leading into a contemporary en-suite with a walk-in shower. For added convenience, a dedicated laundry suite is located on this level.

### Top Floor

The top floor features a versatile multi-purpose room and a luxurious bedroom with an en-suite, complete with a walk-in shower, freestanding bath, and walk-in wardrobe.

## Gardens & Grounds

Externally, the property is set within beautifully landscaped gardens that have been thoughtfully designed to complement the architectural style of the home. Offering both privacy and serenity, the grounds provide a peaceful retreat and an exceptional setting for outdoor entertaining. Elevated views stretch across the surrounding countryside, with captivating outlooks over the nearby stables and racecourse — a rare and picturesque backdrop that adds a truly unique charm to this remarkable residence.

## Directions from B72 1XA

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

## 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



116 Kenilworth Road, Knowle



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)

## Terms

Local Authority:  
Tax Band:  
Broad band speed:

## Viewings

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

## Fixtures & Fittings

These particulars are intended only as a guide and must not be relied upon as statements of fact.

## Services

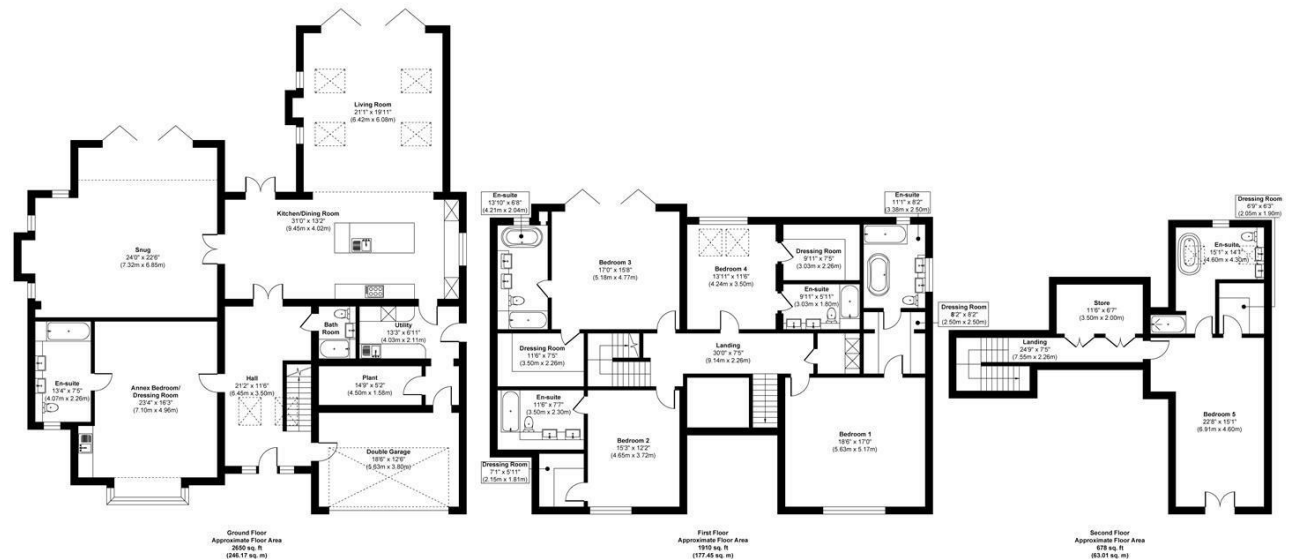
We understand that mains water, gas and electricity are connected.

## 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 April 2025

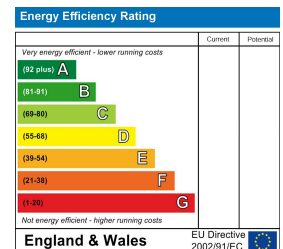
Photos taken April 2025



**Approx. Gross Internal Floor Area 5238 sq. ft / 486.63 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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