



**30a Knowle Wood Road**

Dorridge

**theAgents**  
property consultants

**This exceptional property offers expansive living space spread across three floors, seamlessly combining elegance and modern indulgence.**

**30A KNOWLE WOOD ROAD  
DORRIDGE**

## Summary

Every detail has been thoughtfully designed to provide the highest level of comfort, featuring the latest high-quality fixtures, fittings, and technology throughout.

## Ground Floor

The light-filled and inviting hallway is a key feature, offering stunning views to the top floor through the galleried glass staircase, accentuated by the remotely operated large Velux roof window. There is a separate formal dining room with a large bay window, a study, and a guest cloakroom. Double doors lead into the sitting room, complete with a feature fireplace and French doors that open to the patio and rear garden.

Further double doors from the hallway open into the impressive open-plan kitchen, breakfast, and family area. The Siematic kitchen is a real feature to this room complete with Siemen appliances complemented, there is a large island for friends and family to gather. The bi-fold doors that open onto the rear garden, creating a seamless flow between indoor and outdoor living.

## First Floor

The first floor features a galleried landing leading to four excellent double bedrooms. The primary suite includes a walk-in dressing room, en-suite bathroom, and French doors opening onto a Juliet balcony, offering stunning views of the southwest-facing garden. The three additional bedrooms all come with en-suite facilities.

## Second Floor

The second floor offers versatile living space, with a fifth bedroom incorporating a dressing area and en-suite. This floor also includes a separate home office and a further recreation/cinema room, which could easily be converted into a sixth bedroom if needed. Additionally, a separate storage area enhances the practicality of the home.

## Outside

The gated property allows parking for four cars flanked with mature shrubs. The rear garden and patio benefit from a south-westerly orientation, ensuring abundant natural light. In total, this home offers thoughtfully designed family living spaces, complemented by

modern features and cutting-edge technology for a contemporary lifestyle.

## Location

30a Knowle Wood Road enjoys a prime location in the heart of Dorridge, just a short stroll from the village's excellent amenities. Dorridge offers a range of local shops, popular restaurants, and highly regarded infant and junior schools. The village is also well-connected, with a regular bus service to Knowle and Solihull, and its own train station providing direct links to both Birmingham and London Marylebone. Just 3 miles away, Solihull town centre offers a first-class shopping experience, including the renowned Touchwood shopping centre, home to premium retailers. You'll also find a wide choice of restaurants, bars, and leisure facilities to enjoy.

This property is exceptionally well-positioned for commuters, with the M42 (Junction 4) only 1.5 miles away. Birmingham International Airport and the NEC\*\* can be reached via Junction 6, while the M40 (Junction 16) is just 3.5 miles from the property, offering a direct route to London.

## Services to the Property

All mains are connected.

## Local Authority – Solihull Borough Council

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## EPC Rating Band B

## Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



































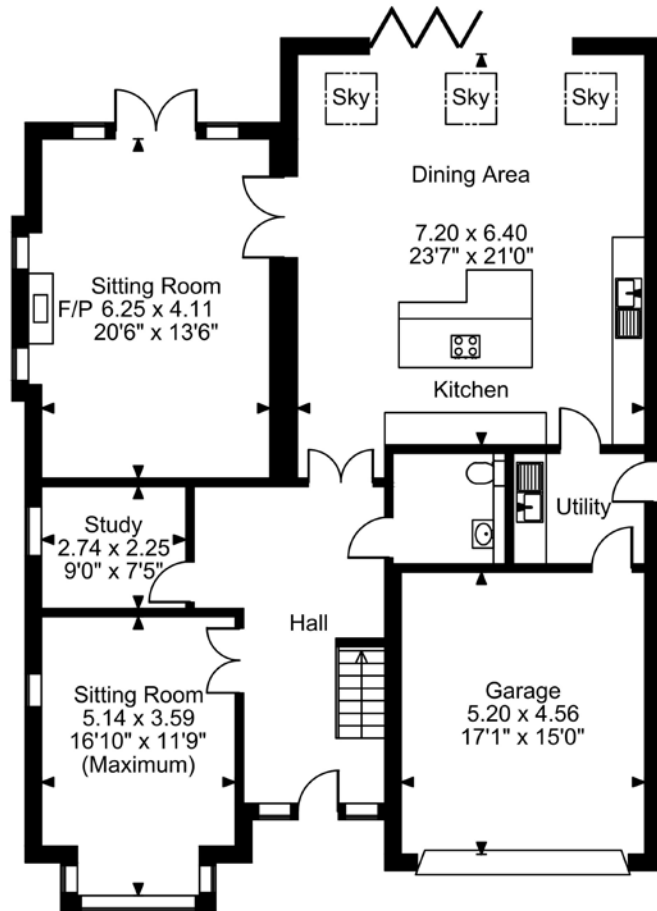
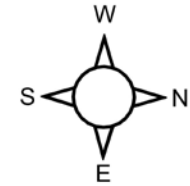
# Knowle Wood Road, Dorridge, Solihull

Approximate Gross Internal Area

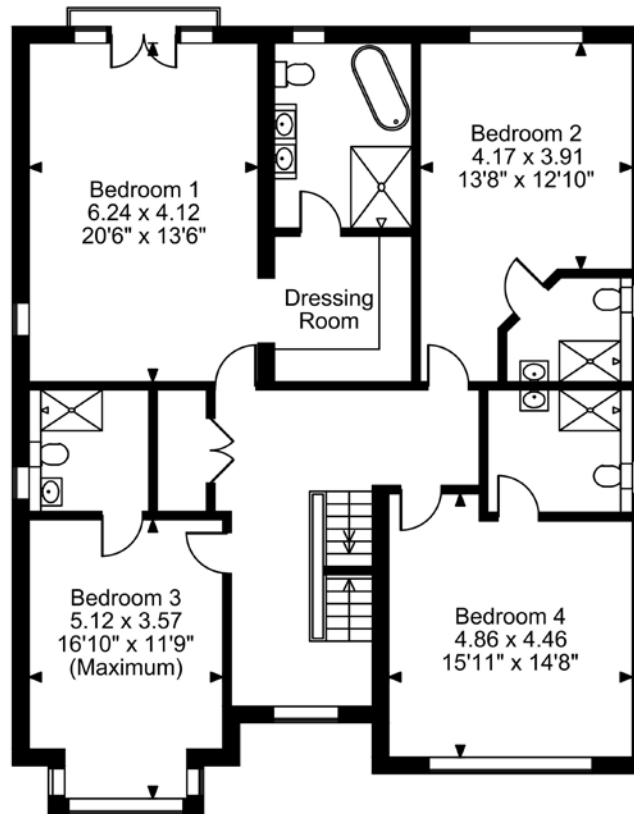
Main House = 3728 Sq Ft/346 Sq M

Garage = 251 Sq Ft/23 Sq M

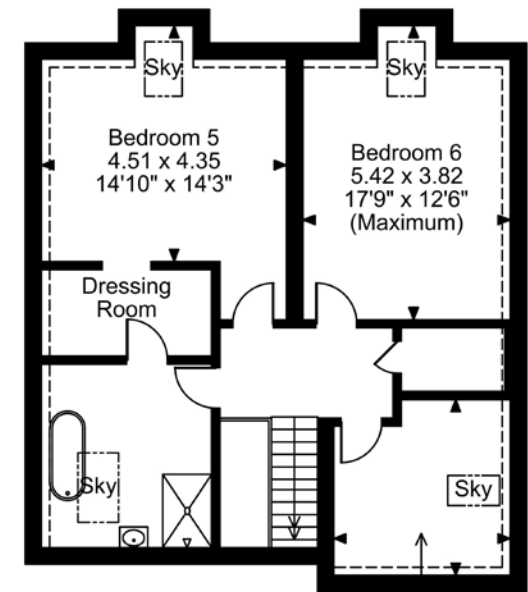
Total = 3979 Sq Ft/369 Sq M



Ground Floor



First Floor



Second Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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#### Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.