



19 Kineton Green Road
Solihull | West Midlands | B92 7DY

FINE & COUNTRY

19 KINETON GREEN ROAD

On a much sought after road in Solihull, set back behind a smart resin driveway, is this imposing Edwardian family home. This three storey period property has undergone some major refurbishment and improvement over the years and most recently has benefitted from the addition of a stunning orangery to compliment the beautiful gardens beyond. Offering the perfect balance between delightful period charm and contemporary family living, this substantial accommodation offers six double bedrooms, four bathrooms, three reception rooms and a spacious modern family kitchen.



Ground floor:

From the moment you step through the beautiful front door in this 1902 period property, you are immediately greeted with some wonderful original features, such as the attractive Minton flooring and stained-glass windows that still adorn the beautiful inner front door. Once inside the light and airy reception hall, you appreciate the attention to detail that flows throughout this home and subtly blends the old with the new. With a stunning tiled flooring, fabulous high ceilings and original plasterwork you get a real sense of grandeur and elegance to this delightful home.



The spacious dining room with its handsome original bay window overlooking the private frontage, the beautiful Italian Limestone fireplace and exquisite décor, offers a magnificent space to entertain and enjoy special occasions. Next to this is the equally grand sitting room with lovely solid oak flooring, a stone feature fireplace and smart tall bay window with original stained-glass windows with inset double doors leading out to the smart rear terrace and gardens beyond. Accessed from the reception hall is the smartly presented cloakroom and guest WC, fitted with a white suite, pretty baby blue wall tiles, an original stained glass window and beautiful floor tiling.





The kitchen has undergone a major refurbishment which has resulted in opening up the beautiful stained-glass windows to the front and allowing the space to create a very stylish and chic open plan room. Fitted with a superb range of wall and base units presented in a contemporary high gloss grey, contrasting beautifully with the wood effect tiled flooring and smart counter tops. The large centre island has an attractive marble countertop, perfect as a food preparation area and breakfast bar – it also houses the inset induction hob with a modern cylindrical extractor fan above. The excellent fitted appliances include: three eye level AEG ovens and a pan warming drawer, an AEG dishwasher and a slimline wine cooler, a one and half bowl Franke sink with a mixer tap and a built in boiling water tap. A lovely feature of this room is the clever use of LED lighting to the ceiling and low level lighting to the floor creating a fabulous ambience in the evening. As you move to the rear of the kitchen, there is further space for a large oversize American fridge freezer and further storage. Striking double composite grey glass doors lead into the stunning orangery used as a family room, a recent contemporary addition to this family home. With a beautiful, tiled floor, a large lantern style roof light and full length glazed sliding doors to two sides, this room adds a further dimension to the property and brilliantly merges the indoor space with the fabulous outdoor terrace and gardens beyond. There is also a cellar which can be accessed through a separate door via the kitchen.

Moving from the kitchen there is a door access to the integrated garage which has space for a washing machine and tumble dryer, ample storage space, a skylight for natural lighting and original double door to the front.









Seller Insight

“ Built in 1902, this handsome six-bedroom Edwardian home occupies a sought-after location on a quiet residential road in Olton, a leafy borough on Solihull's border with Birmingham, which carries the motto 'The Town in the Country'. "The location of the property was a huge draw, not least because of the quality of the schools in the area, but what really sold the house to us was its generous size and wealth of character," says Lyn. "We'd been looking for a renovation project, something we could really put our stamp on, but we also wanted a lovely big period home that we could breathe new life into, and this house fitted the bill perfectly."

"The house was in a bit of a sorry state when we came here. Structurally it was very sound and thankfully it retained a lot of its beautiful original features, but it was in need of a huge amount of TLC to turn it back into the warm and comfortable family home it was always intended to be. We restored and enhanced, and where necessary reinstated all those lovely features, but we also rejigged the layout and added a stunning garden room to create a house that would be suitable for modern living. I'd say we've achieved a really lovely marriage between the old and the new, and we also have a fantastic balance of large spaces in which we can gather together as a family and entertain, but also rooms that we can each retreat to if we want that little bit of separation."

"Something else that initially attracted us to the property was the garden," continues Lyn. "It's huge and has an array of mature plants, a pretty pond and a number of lovely big trees right at the very end so not only is the outlook really leafy and green, but we enjoy a superb degree of privacy. Both my partner and I love gardening, and spending time outside was definitely something that got us through lockdown. In fact, we found ourselves spending so much time out there that we built a new sundeck right at the end in an area that catches the last rays of sun, and we also began building an outdoor bar, which just needs a few finishing touches so that could be an exciting project for the new owners."

"The open-plan kitchen, which flows directly into the garden room is my favourite part of the house. It's a great space for day-to-day family life, a brilliant part of the house to entertain in and it flows almost seamlessly out into the garden."

"This is a location that offers a little bit of everything. We're close to some really good schools, the station is just a short walk away, we have easy access to a fantastic array of shops and amenities, and we have lots of wide-open green spaces nearby. We're also just a stone's throw from Olton Mere, a really beautiful 32-acre reservoir. You need to buy a permit to access it, but it's a gorgeous place for walking and indeed sailing."

"One of the many things I love about the house is the fact that the accommodation offers great flexibility; the use of certain rooms can be adapted and changed depending on the family's needs."

"The very first time I walked into this house it immediately felt like home, and that is one of the many things that I'm going to miss when we leave," says Lyn. "It's warm and welcoming and has a very tranquil atmosphere so it's a real joy to come back to at the end of a long day."*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

First Floor

The original bannister and staircase leads up past a lovely stained-glass window to the spacious first floor landing. Three large double bedrooms lead off, the first being the principal suite having stained-glass window to the front, beautiful wooden flooring, and an original period fireplace. This delightful room has two etched glass doors leading into the generous walk-in wardrobe and stunning contemporary en-suite. This luxurious bathroom is beautifully presented with a large smoked glass walk-in shower, modern double inset hand basins, and a fabulous free-standing egg-shaped bathtub complete with an elegant chandelier above, and together with exquisite glass mosaics and chic floor tiling, it completes the perfect principle en-suite. The second bedroom to this floor is very spacious with lovely décor, an original fireplace and lovely rear views from the beautifully dressed window. The bedroom is complimented with a good sized en-suite, again contemporary in design with smart tiling, a large walk-in shower, hand basin and WC. The third double bedroom to this floor overlooks the front of the property with smart fitted plantation shutters to the windows. The en-suite has a large shower cubicle and is presented in charcoal greys with contrasting turquoise tiling creating a smart contemporary look.







Second floor:

A second staircase leads up to the top floor with a further three good sized double bedrooms and bathroom. The first double bedroom overlooks the front of the property and has some lovely original features such as the fireplace and window seat, complimented with contemporary plantation shutters and beautiful feature wall coverings. The inner landing takes you through to bedroom five, currently used as a teenager's lounge and music room and offers easy access to the generous eaves' storage. The sixth bedroom is another very pretty room and offers the most magnificent views across the entire garden and further afield. The spacious modern bathroom has double hand basins, a walk-in shower and WC, and is smartly presented with wood effect flooring, fully tiled walls, LED lighting and a skylight.







Outside

In perfect balance with this magnificent home is the equally magnificent garden, offering something for the whole family to enjoy. This substantial Southeast facing outdoor space has been beautifully landscaped to create several terraces, a large sweeping lawned area and a fabulous entertainment space to the rear. Accessed through the double French doors from the living room or the fabulous large sliding doors from the orangery, is the smartly presented resin terrace with a neat blue brick border, offering ample space for entertainment and outdoor dining. The delightful patio creates the perfect entrance into the garden beyond and benefits from original old walls to both sides of the terrace, adorned with a lovely old Wisteria and Honeysuckle. A lovely focal point of the garden is the pond, well stocked with pretty, mature water plants. The crazy paving pathway meanders up the garden past Magnolia, Maple and Laurels, where it reaches a large lawned area with several well laden Apple trees. Continuing up the garden, past well stocked borders with Agapanthus, Peonies, Tiger Grasses, and a Fig tree, you reach the newly created top terrace. This composite decked area is perfect for capturing the last of the evening sun, entertaining guests or dining out under the stars, all whilst enjoying your very own custom built bar. To the very end of the garden behind a smart fence screening is a useful storage area with a garden shed and compost space.

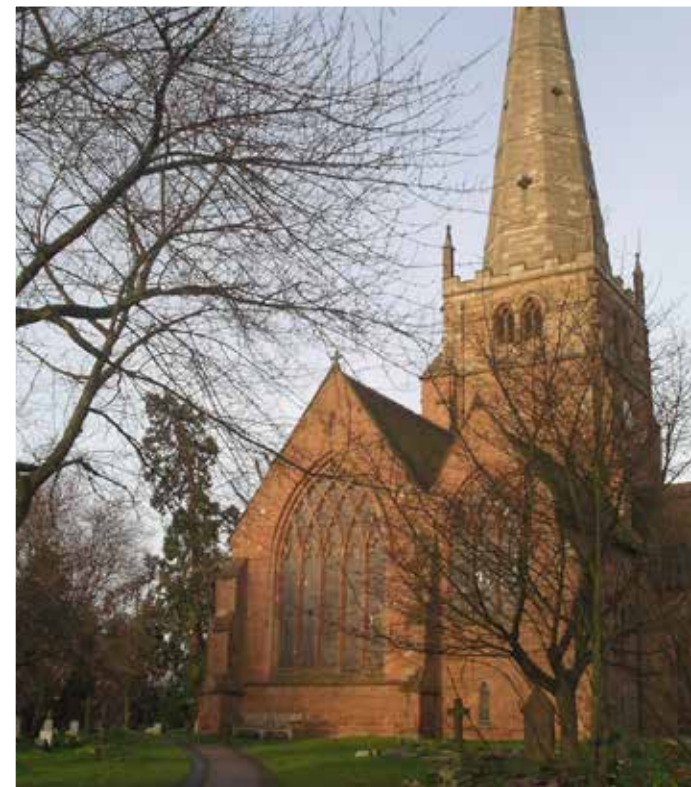






LOCATION

The town of Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The borough benefits from a number of outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI excellent rated, Solihull School being one of the most highly respected within the country. The town itself offers an excellent range of amenities including the first-class award-winning shopping centre Touchwood with a John Lewis flagship store heading up 80 high street retail names, 20 bars and restaurants and a 9-screen cinema complex. There is also a state-of-the-art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/athletics track, several nearby private golf courses and an ice rink. Finally, Solihull has its own train stations, and the town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena and the fabulous newly opened Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11 screen cinema and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5 and access to the north along the M6 motorway corridor.





Services

Mains electric, water, drainage, gas central heating

Tenure

Freehold

Local Authority

Solihull Metropolitan Borough Council
Council Tax Band G

Additional Information

Bar and shed included within the sale
Situated within a Conservation Area – any works to the property are subject to planning permission and decision by the Conservation Officer.

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 0121 746 6400

Website

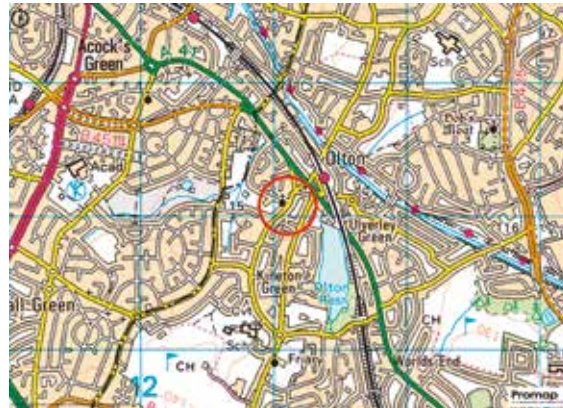
<https://www.fineandcountry.com/uk/solihull>

Opening Hours

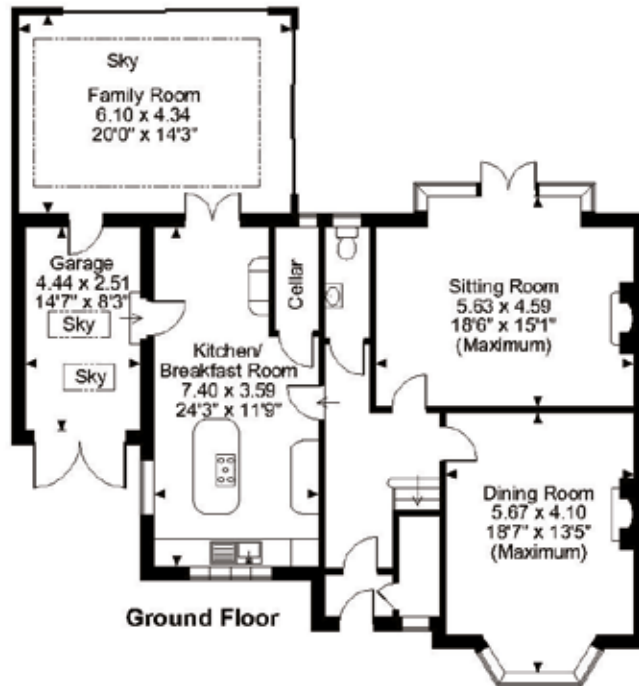
Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

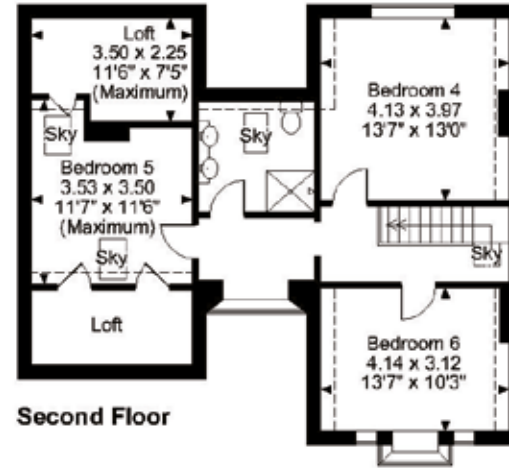
Sunday 11.00 am - 3.00 pm



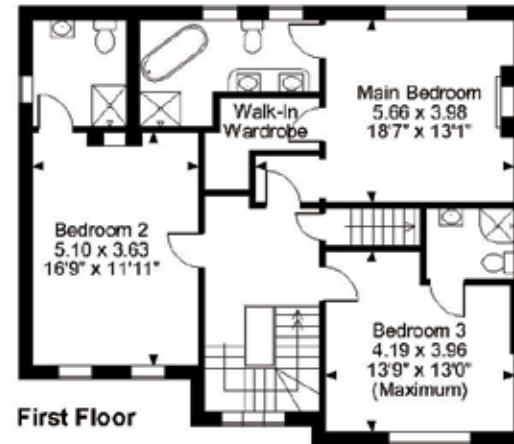
Kineton Green Road, Solihull, West Midlands
Approximate Gross Internal Area
Main House = 2788 Sq Ft/259 Sq M
Garage = 121 Sq Ft/11 Sq M
Total = 2909 Sq Ft/270 Sq M



Ground Floor



Second Floor



First 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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Score	Energy rating	Current	Potential
82+	A		
61-81	B		
45-60	C		
29-44	D	57 D	76 C
13-28	E		
1-12	F		
	G		



Agents notes: All measurements are approximate 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 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. Printed 07.09.2021







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With over 17 years combined service within the Fine & Country family, we took the unique step 5 years ago to form a joint partnership combining each of our individual skills to greater effect offer our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

YOU CAN FOLLOW US ON



"We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process"... "Well worth the fee paid"

"A big thank you to both Martin and Rachel"



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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