



Hill House
Blythe Road | Coleshill | B46 1AH

HILL HOUSE

Set discreetly on Coleshill's most prestigious road, Hill House is an exceptional custom-built residence, commissioned in 2003. Extending to nearly 5,000 sq ft across three floors, this beautifully appointed home offers five double bedrooms, four luxurious bathrooms, and four elegant reception rooms, including a striking orangery that opens onto landscaped private terraces and gardens.



This magnificent home has recently been enhanced with new, beautifully crafted doors to the main entrance, annexe, and garage, adding both style and security. The conservatory has also been upgraded with a new solid roof, transforming it into a versatile, year-round living space, ideal for entertaining or relaxing in comfort.

A separate double garage and a private, self-contained annexe provide flexible additional accommodation, perfect for multi-generational living, guest quarters, or potential rental income. The annexe incorporates its own kitchen, downstairs bathroom, and an expansive first-floor living/bedroom area with double French doors opening onto a private balcony, offering complete independence and privacy.

The imposing façade, framed by new contemporary double doors, sets the tone for the smart interiors within. A spacious reception hall, with excellent cloakroom storage and guest WC, flows through to a choice of generous living spaces, including a light-filled sitting room with a feature gas fireplace, a dedicated study, a formal dining room, and a superb open-plan kitchen/breakfast room with a central island and quality appliances, seamlessly connecting to the orangery beyond.

Upstairs, the principal suite provides a sanctuary of calm with walk-in wardrobes and a beautifully appointed en suite. Three further double bedrooms, two additional bathrooms, and a top-floor guest suite with a private dressing room complete the upper floors.





























Grounds

Outside, Hill House sits discreetly behind a smart walled entrance, set within a generous plot. The property enjoys beautifully maintained wraparound gardens that complement its grand proportions. Discreetly positioned on the corner of Blythe Road and Church Hill, the home is approached via a smart walled entrance opening onto a spacious gravelled driveway providing ample parking. The double garage is conveniently accessed from here and has recently been fitted with a contemporary slate-grey door to match the new front doors and the annexe and garage side doors. A wrought iron gate leads down a flight of wide steps to the impressive main entrance, framed by smart new double doors and stone pillars.

To the rear, multiple sets of double doors open onto elegantly decked, south-facing terraces, creating the ideal setting for al fresco dining and entertaining. Beyond the main terrace lies a secluded garden area, offering additional space for children's play equipment, outdoor storage, or further planting. A wide side pathway provides easy access around the property, linking the main house with the annexe and garage for added practicality and flow.





COLESHILL

Nestled in the heart of North Warwickshire, Coleshill is a historic and thriving market town that effortlessly combines traditional charm with modern convenience. Ideally positioned between Birmingham and Coventry, the town benefits from superb connectivity while retaining a strong sense of community, making it a highly desirable location for both families and professionals.

The bustling High Street offers a vibrant mix of independent shops, cafés, pubs, and eateries, creating a warm and welcoming atmosphere. Local grocers, bakeries, and butchers provide everyday essentials, while boutique stores and specialist retailers offer a more bespoke shopping experience. Residents also benefit from convenient access to essential services, including banks, a post office, and the nearby Coleshill Tennis & Sports Club.

Transport links are exceptional. Just a 10-minute drive away, Birmingham International Airport and train station provide easy access to both domestic and international destinations, with rail journeys to London taking just over an hour. The upcoming HS2 development is set to reduce this journey time to just over 30 minutes, further enhancing Coleshill's connectivity and appeal for commuters.

Healthcare needs are well catered for, with Coleshill Health Centre and a local pharmacy providing accessible medical services. A variety of professional services, including salons, beauty clinics, and healthcare providers, contribute to the town's well-rounded amenities.

Coleshill is also home to well-regarded local schools, including Coleshill C of E Primary School, St. Edward's Catholic Primary School, and The Coleshill School for secondary education. For those seeking further education, the nearby towns of Solihull and Birmingham offer a wide choice of colleges and universities.

In summary, Coleshill offers the perfect balance of rural charm and urban convenience. Its excellent transport links, strong community feel, and wealth of amenities make it an attractive location for those looking to enjoy a high quality of life in a well-connected and characterful setting.





Services, Utilities & Property Information

Mains Gas, Electric, Water and Drainage
 Gas Central Heating
 Broadband: FTTP Available; We suggest you check with your provider.
 Tenure : Freehold
 Local Authority : North Warwickshire
 Council Tax Band : G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hill House, Blythe Road, Coleshill, Birmingham

Approximate Gross Internal Area

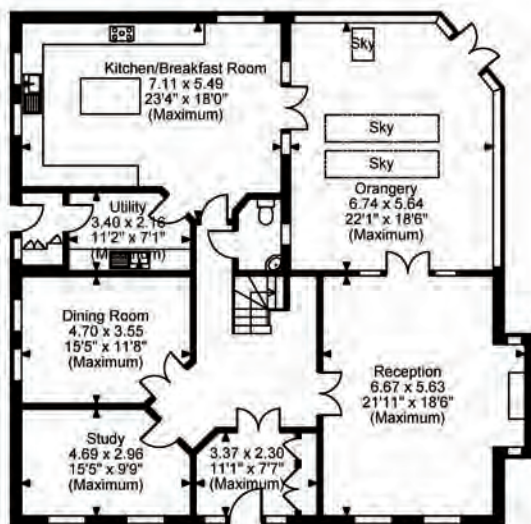
Main House = 3735 Sq Ft/347 Sq M

Garage = 446 Sq Ft/41 Sq M

Annexe = 421 Sq Ft/39 Sq M

Balcony external area = 143 Sq Ft/13 Sq M

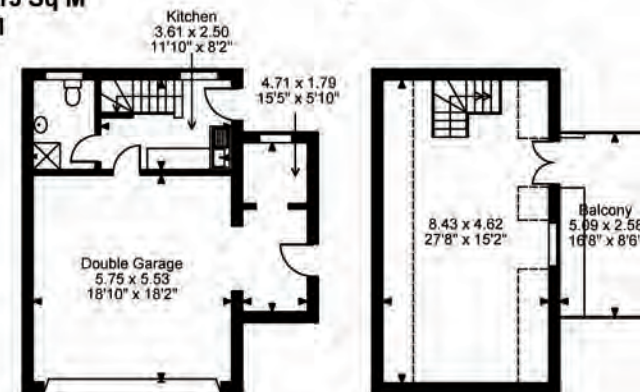
Total = 4602 Sq Ft/427 Sq M



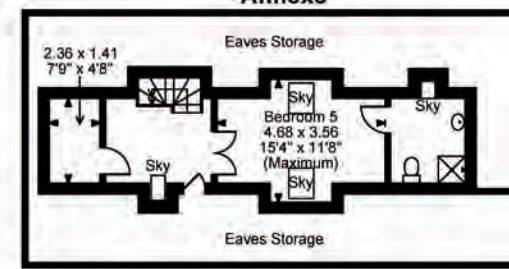
Ground Floor



First Floor



Annexe



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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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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 06.10.2025







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With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering 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.

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"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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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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