



Willowbank
124 Widney Manor Road | Solihull | West Midlands | B91 3JJ

FINE & COUNTRY

WILLOWBANK

Occupying a highly sought-after, prime Solihull location and set behind private gates, Willowbank is an outstanding detached family residence set in approximately an acre of stunning grounds, offering superbly spacious accommodation presented to the highest standards throughout.



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Willowbank

This exceptional home features an impressive and thoughtfully designed layout, ideal for modern family living and entertaining. The accommodation briefly comprises: a welcoming reception hall, elegant dining room, sophisticated living room, and a stunning open-plan kitchen, dining, and family area—truly the heart of the home. Additional highlights include a private study, stylish cloakroom, well-appointed laundry room, boot room, and an integrated double garage.

Upstairs, the fabulous principal suite is a luxurious retreat, complete with a spacious dressing room and a beautifully appointed en suite bathroom. There are four further generously proportioned double bedrooms, one of which also benefits from its own en suite, along with a stylishly presented family bathroom.

Outside, the property enjoys a generous, gated frontage and outstanding landscaped rear gardens, all within approximately one acre.

Located in a highly sought-after, prime Solihull location, just a short distance from the town centre, this exceptional home enjoys a rare position opposite open countryside, with pathways leading to the nature reserve and surrounding walks. The property is approached through smart wrought iron double gates and across a substantial driveway.

The residence is entered via an impressive, oversized oak front door, opening into a light and airy reception hall. Beautiful engineered oak flooring lends a warm, timeless sophistication, complemented by crisp white panelled walls that rise gracefully along the staircase. A stylish stair runner with smart stair rods enhances the sense of luxury, creating a striking focal point.

To the rear of the hall, exquisite oak-framed French doors allow light to flood through, offering a seamless view from front to back and framing a tantalising glimpse of the spectacular rear gardens. From this central space, all the principal reception rooms extend with elegance and flow.

Double doors open into the magnificent formal living room—a beautifully curated space exuding classic grandeur. Bathed in natural light from dual-aspect windows overlooking the front and rear, the room is anchored by a stunning inglenook fireplace, creating an inviting focal point, perfect for relaxed evenings or refined entertaining.

An expansive archway from the hall leads to an additional reception area, offering serene views across the private front gardens. This peaceful space flows into a bespoke home study, where hand-crafted oak storage and shelving blend functionality with style, and wide windows frame verdant garden views.









At the heart of the home lies the remarkable open-plan kitchen, dining, and family room—a triumph of contemporary design that has transformed the property into a showcase for modern family living.

The kitchen offers a perfect balance of practicality, elegance, and style, featuring high-end appliances and the latest in culinary innovation. Sleek quartz countertops form a central horseshoe layout, providing generous preparation space and ample under-counter storage. Premium features include a Franke stainless steel sink, Quooker boiling water tap, integrated dishwasher, and a wide induction hob with a state-of-the-art extractor. A full-height bank of integrated cabinetry discreetly houses the double ovens, microwave/grill, and fridge freezer, ensuring seamless storage and clean lines throughout.

The quartz breakfast bar offers an ideal setting for informal dining, while the expansive dining area comfortably accommodates a large freestanding table—perfect for family gatherings and entertaining.

Two sets of bi-fold doors, large skylights, and full-height glass panels flood the space with natural light, creating a strong connection to the enchanting rear gardens and drawing the outdoors into the very heart of the home.

At the far end, the stylish family room continues the open-plan theme, with further bi-fold doors opening onto the sun-drenched terraces—an ideal space for relaxation or social occasions.

A spacious laundry room offers extensive storage, while the adjacent boot room—accessed via a second front entrance—provides a perfect day-to-day transition from outdoors to in, ideal for busy family life. From here, internal access leads into the integrated double garage, which features a premium Hörmann insulated remote-control door and houses the new high-pressure heating system and Worcester Bosch boiler, along with tailored storage solutions.



Seller Insight

“Set well back from the road and just a short stroll from a nature reserve, Willowbank offers the kind of balance most of us dream of—peaceful, green surroundings with the convenience of town and train links close by. This beautiful family home, owned by the same family for just over five years, is now ready to welcome new owners—and what a welcome it will be.

From the moment you step inside, it's clear that this is a house designed for modern living. The current owners were originally drawn to Willowbank by its incredible sense of space, both inside and out. “We loved the feeling of space, and the garden just drew us in—it's beautiful,” they recall. That sense of calm and openness hasn't faded, and it's part of what makes Willowbank so special.

One of the standout features is the stylish kitchen, dining, and family area—a bright, modern heart to the home, complete with bi-fold doors that open directly onto the garden. “I love that room,” the owner shares. “The light that comes through the bifolds, and how it opens up into the garden—it's a great space for family time or entertaining.” With a triple-aspect lounge and balcony doors in two of the bedrooms, that sense of light and connection to nature is a thread that runs throughout the home.

Upstairs, the views over the back garden are especially lovely at sunset—something the owners have enjoyed time and again. “It's wonderful to watch the sun go down from the balconies. That view down the garden... I could stare at it for hours.”

Willowbank has been a happy and versatile family home, with space to gather, space to retreat, and a warm, welcoming layout. “It's got that perfect balance of communal and individual areas,” the owner says. “It just works.”

Beyond the house itself, the neighbourhood has a lot to offer too. There's a real sense of community, with friendly neighbours and a location that feels tucked away yet incredibly well connected. “It has that country feel, but we're right near the town and everything we need. The nature reserve is literally across the road—it's two minutes away.”

Now ready for its next chapter, Willowbank offers not just a home, but a lifestyle—filled with light, surrounded by green space, and designed to be lived in and loved.”*

* 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.









On the first floor, there are five double bedrooms, two of which benefit from en suites. The principal suite is particularly impressive—beautifully presented with chic, stylish wall coverings that contrast perfectly with elegant Amtico flooring and luxurious drapes, which frame the Juliette balcony enjoying fabulous views over the private rear gardens. A well-appointed dressing room leads off the bedroom and is fitted with an excellent range of built-in cabinetry and wardrobes. Adjacent to this is the luxury en suite bathroom.

The remaining four bedrooms are all immaculately presented, one with its own en suite, and all featuring built-in cabinetry.

The gardens of this exceptional home are a true highlight, extending to nearly an acre and offering a beautifully landscaped retreat that perfectly complements the property. Predominantly laid to lawn, the grounds are framed by mature trees and abundant shrubs, creating a constant sense of seclusion and serenity.









Carefully designed for both relaxation and entertaining, the outdoor space includes three distinct terraces, a long covered pergola draped with mature Clematis montana, grapevines, and honeysuckle, and a charming water garden. At its centre, a water feature is encased in a raised sleeper border, with a circular decked area nestled among ornamental grasses, bamboo, climbing roses, and vibrant acers—providing year-round interest.

A newly paved terrace provides further space for seating and houses the family hot tub, bordered by neat box hedging that subtly divides the garden into distinct zones. A beautifully raised lawn is separated from the terrace by timber sleepers, offering a gentle step up to this expansive area.

Throughout the garden, mature specimens such as copper beech, maple, magnolia, rhododendron, and cherry trees bring stature and seasonal beauty, while a large rockery and well-positioned storage sheds add practical appeal at the rear.

As evening falls, thoughtfully installed garden lighting illuminates the trees and landscaping, while the wooded area beyond the rear boundary enhances the sense of privacy and tranquillity. This garden offers a rare blend of grandeur, intimacy, and natural charm.









LOCATION

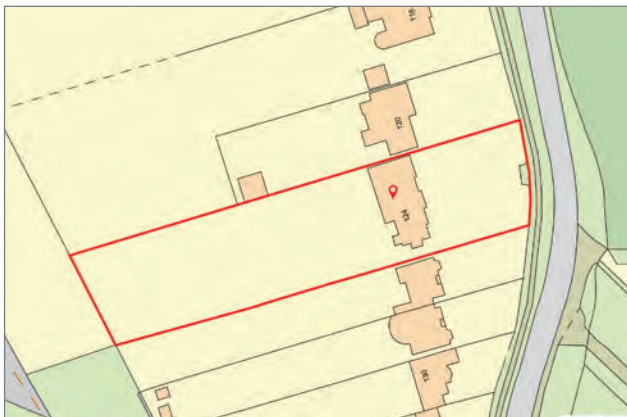
Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham.

Solihull probably came into being about a thousand years ago, as a clearing in the forest to which people would come to trade. The town is noted for its historic architecture, which includes surviving examples of timber framed Tudor style houses and shops. The historic Solihull School dates from 1560 (although not on its present site). The red sandstone parish church of St. Alphege dates from a similar period.

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. Education is extremely well catered for with the prestigious private schools of Solihull School, Eversfield and Ruckleigh together with the Ofsted outstanding comprehensive schools of Tudor Grange, Arden and Alderbrook.

Excellent communication links with the M42 (J4 and J5) which provides access to the M40 providing motorway access to London, the M6 and the North West and the M5 and the South West. Birmingham International Airport is a short drive away, as well as the hub of the Midlands rail network, the newly refurbished New Street. Solihull train station provides direct access to London Marylebone. Ideally situated for Solihull town centre, Willowbank is also just a short walk from Widney Manor train station with services to Birmingham and London.





Services, Utilities & Property Information

Mains: Electric, Water, Gas and Sewerage

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

For more information visit <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

Recent Upgrades

While the property was already presented in immaculate condition at the time of purchase, the current owners have since elevated it to an exceptional standard through a series of thoughtful and luxurious upgrades.

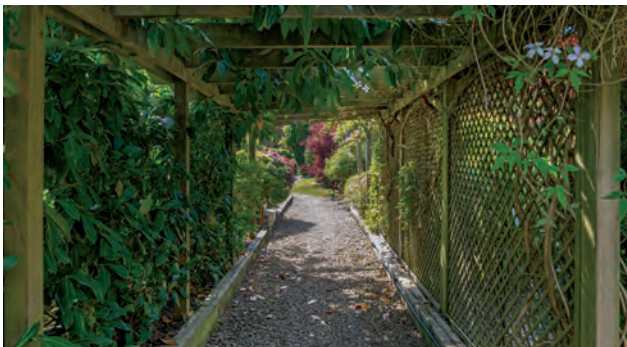
The home now features fully upgraded electrics, including brand-new gate motors to ensure smooth and secure access. A newly installed, insulated Hörmann automatic garage door adds both convenience and energy efficiency. At the heart of the home's modernisation is a cutting-edge Grundfos Home Booster pressurised water system and a state-of-the-art boiler—representing a significant investment that ensures optimal water pressure and reliable heating throughout.

Security has been comprehensively enhanced with a brand-new, fully integrated alarm and CCTV system, offering remote access via smartphone for complete peace of mind. Additionally, the expansive loft has been professionally boarded and insulated, providing a wealth of accessible and valuable storage space.

Inside, a professional interior designer has transformed the home with exquisite attention to detail. A striking panelled wall now enhances the staircase, complemented by a bespoke stair runner and elegant stair rods—setting the tone for the refined interiors that follow. New carpeting has been laid across the landing and living areas, while the hall's beautiful oak flooring has been meticulously restored to its original splendour, now accompanied by stylish smart radiator covers throughout the home.

To the side of the property, a fabulous new terrace has been created, offering an idyllic setting for outdoor dining, entertaining, or simply relaxing in the hot tub, all set against a backdrop of elegant landscaping.

The principal bedroom suite has undergone a full transformation, featuring premium Amtico flooring, luxurious new drapes with tailored pelmets that beautifully frame the balcony doors, and sophisticated feature wall panelling—all contributing to an atmosphere of quiet luxury and refined style.



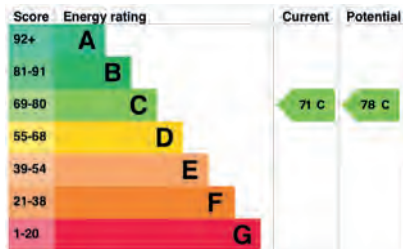


TOTAL: 3823 sq. ft, 355 m2
GROUND FLOOR : 1995 sq. ft, 185 m2, FIRST FLOOR : 1828 sq. ft, 170 m2
EXCLUDED AREAS: GARAGE: 236 sq. ft, 22 m2, BALCONY: 21 sq. ft, 2 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



Tenure : Freehold
 Local Authority : Solihull Metropolitan Borough Council
 Council Tax Band : H



Property Redress



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 29.05.2025

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RACHEL HYDE
PARTNER AGENT
Fine & Country Solihull
07966 473056
email: rachel.hyde@fineandcountry.com



MARTIN GRANT
PARTNER AGENT
Fine & Country Solihull
07713 251510
email: martin.grant@fineandcountry.com

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.

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"

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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.

Fine & Country
Tel +44 (0)121 746 6400
solihull@fineandcountry.com
Zenith House, Highlands Road, Solihull B90 4PD

