

Stourton Close, B93



PROPERTY ADDRESS
3 Stourton Close
Knowle
B93 9NP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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- Stylish three-bedroom semi-detached home with versatile layout and high-quality finishes throughout
- Stunning open-plan kitchen/dining space with quartz island, integrated appliances and French doors to garden
- Two inviting reception rooms plus dedicated ground floor office and additional first-floor home office
- Generous principal suite with en-suite shower room and two private attic dressing rooms
- Luxurious family bathroom with freestanding bath and walk-in shower

Approached via a tarmac driveway providing off-road parking, the home opens into a bright entrance hall with contemporary LVT flooring in a soft grey tone, setting the style for the rest of the property.

To the front of the house are two inviting reception rooms. The larger of the two enjoys generous proportions, a feature fireplace and a large window that floods the space with natural light – a perfect spot to relax with family. The second reception room, also positioned to the front, is currently used as a cosy sitting room with a bespoke media unit and integrated electric fire, making it ideal for more intimate evenings or as a snug for the children.

The rear of the property opens up into a superb kitchen/dining room – the heart of the home. This beautifully designed space features quartz worktops, a central island with breakfast seating, and an excellent range of integrated appliances including Neff ovens, a warming drawer, wine cooler, dishwasher and fridge/freezer. Full-height storage and soft-close drawers keep everything neat and organised, while French doors lead directly onto the garden, making it perfect for entertaining.

Practicality is built in too, with a separate utility room providing additional worktop space, plumbing for laundry appliances, and direct access to the garden. From the utility, a cloakroom is cleverly tucked away, and there’s also a dedicated office to the rear – ideal for home working without interruption.

The first floor offers three double bedrooms plus two additional rooms currently used as home offices, providing exceptional flexibility for remote working, study areas or hobby rooms.

The principal bedroom to the front includes a stylish en-suite shower room and access via a private staircase to the second floor, where two generous attic rooms have been transformed into beautifully fitted dressing rooms with ample storage, hanging space and eaves cupboards. These rooms could also serve as additional workspaces or creative studios.

Bedroom two, positioned at the rear, features a range of mirrored wardrobes and enjoys a peaceful garden outlook. Bedroom three is another well-proportioned double with fitted storage, while bedrooms four and five – both with fitted wardrobes – are currently arranged as offices, reflecting the increasing importance of dedicated home working environments.

The family bathroom is a luxurious space, fully tiled with a contemporary suite comprising a freestanding bath, separate walk-in shower with drench head, floating vanity unit and heated towel rail.

The attic room, with Velux roof lights, has been thoughtfully fitted out to create exceptional dressing spaces linked to the principal bedroom. With fitted wardrobes, drawer units and dressing tables, they bring a touch of boutique hotel style to everyday life. Equally, this room could be adapted for use as a playroom, den, or additional home office if required.

The rear garden is designed for easy upkeep, offering a combination of lawn and patio areas ideal for summer barbecues, children’s play and relaxed outdoor dining. With direct access from the kitchen/dining room, it becomes a natural extension of the living space during warmer months.

To the front, the driveway provides off-street parking and there’s a useful store for bikes, tools or garden equipment.

Stourton Close is a peaceful cul-de-sac within easy walking distance of Knowle village, one of Solihull’s most desirable locations. Known for its charming high street, period architecture and welcoming community feel, Knowle offers a superb range of independent shops, cafés,



and restaurants, alongside well-regarded pubs and everyday conveniences.

Families are particularly drawn to the area for its outstanding local schools, including Arden Academy and highly rated primary schools. For commuters, Dorridge railway station provides direct services to Birmingham and London Marylebone, while the nearby M42 and M40 motorways offer swift road links to the wider Midlands and beyond. Birmingham International Airport and the NEC are also just a short drive away.