



Amberley  
21 Kineton Green Road | Solihull | West Midlands | B92 7DY

FINE & COUNTRY

# AMBERLEY

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*Amberley is an elegant three-storey Edwardian home, beautifully presented throughout, with six bedrooms, an open-plan breakfast kitchen, and landscaped south-facing gardens. Set in a sought-after Solihull location, it offers the perfect balance of character and modern family living.*



This remarkable Edwardian home presents a rare opportunity to acquire a beautifully maintained and highly versatile family residence of generous proportions. Combining the elegance of its era with thoughtful modern upgrades and spectacular outdoor space, it is a home to fall in love with and one that will continue to grow with you for years to come.

Set behind a mature hedge on a quiet residential street, Amberley dates to 1905, exuding timeless charm and understated grandeur. Approached via a pristine block-paved driveway with ample space for up to six vehicles, the front of the property is framed by deep borders, mature planting and tall, neat hedging, offering privacy and a striking first impression.

Stepping through the original front door, you are welcomed into a traditional porch showcasing period tiled flooring and beautiful stained-glass panels to the inner door, setting the scene for what lies beyond — a home rich in architectural detail and period elegance, yet warm and welcoming with all the modern touches of a comfortable family residence. The generous reception hall continues the heritage theme, with patterned tiling to the floor, high ceilings and a beautifully preserved plaster archway.

To the front of the property, the formal drawing room is a wonderfully light and airy space, bathed in natural light from a deep bay window with stained-glass top panels. The room is tastefully decorated in soft grey, with the original picture rail and cornicing intact. A feature fireplace, inset with a real flame gas fire, black high-gloss hearth and white marble surround, provides a striking focal point. There is also a useful storage cupboard behind a stripped pine door, featuring a further pretty stained-glass window.

Flowing from the hallway, the main living room at the rear of the property is equally impressive. This generously sized room features fabulous high ceilings, delicate original plasterwork and a wonderful open fireplace with a striking marble surround — the perfect setting for family relaxation and entertaining friends. French doors open directly onto the rear terrace, providing easy access to the garden during the warmer months.

Also on the ground floor is a beautifully appointed guest cloakroom. With high ceilings, a heritage-style WC and vanity basin, patterned tiled flooring and a stained-glass window, it is a stylish yet practical addition to the home.

At the heart of the property lies the open-plan breakfast kitchen, thoughtfully reconfigured to create a generously sized breakfast room and a practical yet stylish kitchen. Blending modern family living with traditional charm, the delicate pale apple-green cabinets pair beautifully with solid natural wood worktops, complemented by additional cabinetry with a granite surface, inset Belfast sink and space beneath for a washer and dishwasher.

The kitchen is equipped with a classic Elan range cooker featuring a six-burner induction hob, double ovens, a grill and a pan-warming drawer, while a powerful vented Falcon extractor sits above the tiled splashback. Two large original stripped pine windows to the side, along with a wide picture window to the rear, flood the room with natural light, and underfloor heating ensures comfort throughout the year. A cleverly concealed pantry provides extra storage, and a secondary access door leading back to the entrance hall enhances the natural flow of the ground floor.

Adjoining the kitchen is a garden room/lean-to with ceramic tiled flooring and a glass roof. Currently used for additional storage and utility purposes, it offers excellent potential to be transformed, perhaps into an orangery or further reception room. From here, there is internal access to a large single garage with ample space for a car, built-in shelving, a concrete floor, an up-and-over front door and rear access to the garden.









# Seller Insight

“Amberley is a striking Edwardian residence that has been lovingly cared for and thoughtfully updated by the same family for over two decades. Spanning three storeys, with six bedrooms, landscaped south-facing gardens and a wealth of period charm, it is the perfect blend of heritage and modern family living.

For the owners, Amberley was the dream they had long been waiting for. “We had always lived in modern houses, but when we retired early we longed for a period home with real character,” they explain. “Amberley was everything we hoped for.”

Over time, they set about making the house their own, introducing light and warmth into every room. Today, it is a welcoming, elegant home where family life has flourished. “Our children are all married now, and they love coming back for Christmases and summer barbecues,” they share. “Our six grandchildren play hide and seek in the garden — it’s been wonderful watching them enjoy it as much as we have.”

The kitchen, with its induction range cooker, quickly became the heart of the home. “I love baking bread and cakes here,” says the owner. “It’s a large, bright space where everyone gathers.” Outdoors, a handcrafted gazebo, built during lockdown, has become a favourite retreat. “It’s such a haven for sitting with a good book, especially in the summer.”

Light is another defining feature of the house. The rear lounge is bathed in morning sunshine, while the front reception glows in the afternoon. Upstairs, a blue bedroom has become a personal sanctuary. “It’s so peaceful and calming,” she says. “My husband built the wardrobes in there, which makes it even more special.”

The location has been equally valued. “We’re so close to everything — schools on the road, the doctor’s surgery just around the corner, Solihull town centre ten minutes away, and the station and airport within easy reach. It’s incredibly convenient.”

After 21 happy years, the couple feel it’s time to move on. “We will be sad to leave,” they admit, “but Amberley is too big now for just the two of us. We know the next custodians will love it every bit as much as we have.”\*

\* 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.







## Upstairs

Ascending the original dog-leg staircase, laid with Berber wool twist carpet, you arrive at a spacious first-floor landing. Here, original plasterwork, picture rails and an elegant stained-glass window create a wonderful sense of light and openness. The master bedroom enjoys far-reaching, peaceful views across the rear garden and features stripped pine flooring, an original fireplace and ample space for wardrobes. The luxury en suite bathroom is finished in smart natural limestone tiling, with a modern double rainhead shower, vintage-style sanitaryware, a vanity basin set into a wooden cabinet and a chrome heated towel rail.

Also on the first floor are two further generously sized double bedrooms. Both benefit from high ceilings, original fireplaces, stripped flooring and large windows overlooking the front of the property, while one also includes a small walk-in wardrobe/storage area to the side. A separate WC and a beautifully finished family bathroom complete this level. The main bathroom features a freestanding clawfoot bath, a black-framed shower cubicle with rainhead, solid oak flooring, a Savoy basin and a well-appointed airing cupboard housing the high-pressure OSO hot water tank and Worcester boiler.

The second floor provides an additional suite of three well-proportioned double bedrooms and a third bathroom, offering exceptional flexibility for family living. The front-facing bedroom includes a characterful window seat with leaded glass, while the rear large double bedroom boasts vaulted ceilings, delightful garden views, and an original fireplace. The sixth bedroom, also a comfortable double, includes further eaves storage and elevated views over the surrounding area. The generous second-floor bathroom is stylishly appointed with a clawfoot bath, inset Savoy basin, WC, shower cubicle with a deep inset shelf and elegant porcelain tiling. Two exposed beams enhance the period feel and additional loft space is accessed from here.

















### Outside

To the rear, the garden is a true sanctuary: south-east facing, expansive and beautifully landscaped. Stepping down from the living room via stone steps, you arrive on a well-designed terrace finished in a combination of block paving, large slabs and heritage blue bricks. A mature grapevine trails along one wall, while brick and stone boundary walls provide privacy and character on both sides. The garden is divided into distinct zones, including several lawned levels, productive vegetable beds and two substantial greenhouses. A winding original brick path meanders up through the garden to a dedicated seating area created by the present owners, offering a fabulous covered space for outdoor entertaining and dining, complete with a built-in brick barbecue and decking. Please note there is no power supply to this area.

The garden continues into further lawns framed by mature trees, including apple, fig and eucalyptus, along with ornamental shrubs such as camellias, snowberries and Japanese anemones. At the rear, a practical working area, completely screened by mature laurel and holly bushes, contains raised compost beds, two storage sheds (a raised wooden shed and a metal-framed unit) and additional storage areas. The garden is fully enclosed, offering security and seclusion for both children and pets, while its mature planting, multiple seating areas and architectural detail make it a delight for gardeners and outdoor enthusiasts alike.





# SOLIHULL

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Historically part of Warwickshire, Solihull is one of the most prosperous towns in the English Midlands. In November 2013, the uSwitch Quality of Life Index named Solihull the “best place to live” in the United Kingdom. The motto of Solihull is Urbs in Rure (Town in Country).

Solihull’s name is commonly thought to have derived from the position of its parish church, St Alphege, on a ‘soily’ hill. The church was built on a hill of stiff red marl, which turned to sticky mud in wet weather.

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.

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.





### Services, Utilities & Property Information

Mains Gas, Electric, Water and Drainage  
Gas Central Heating  
Underfloor Wet System to the kitchen  
Broadband: Currently Sky. High Speed / Fibre Available  
Tenure : Freehold  
Local Authority: Solihull Metropolitan Borough Council  
Council Tax Band: G

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country  
Standard back page with agent contact details

### Website

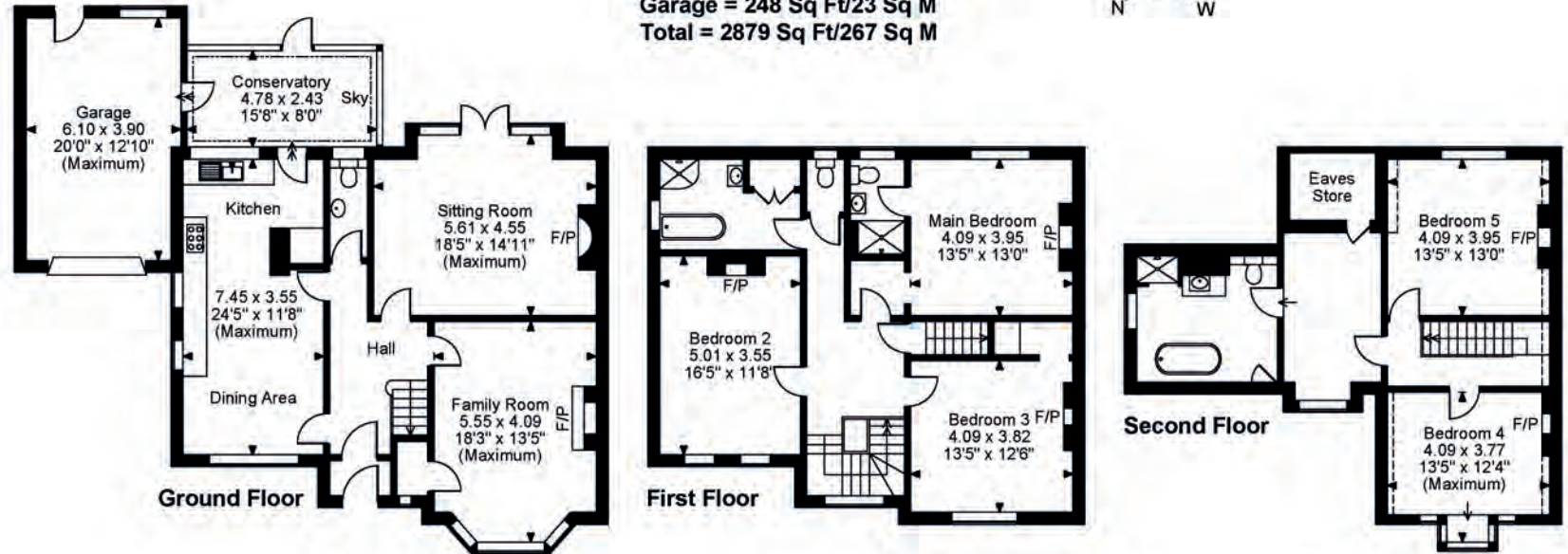
<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

### 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		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		

**Kineton Green Road, Solihull, West Midlands**  
**Approximate Gross Internal Area**  
**Main House = 2631 Sq Ft/244 Sq M**  
**Garage = 248 Sq Ft/23 Sq M**  
**Total = 2879 Sq Ft/267 Sq M**



**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 23.09.2025







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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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