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**5 HALL FARM COURT
KENILWORTH ROAD
KNOWLE
B93 0AD**

Set within an exclusive gated development of just 13 individually designed homes, this exceptional five bedroom detached residence is one of the largest, offering spacious contemporary living, an abundance of natural light and beautiful views of the surrounding greenery.

5 HALL FARM COURT

Occupying an enviable position within an exclusive private gated development of just 13 architecturally individual homes, this exceptional five bedroom detached residence is one of the largest properties within the collection. Thoughtfully designed to combine contemporary architecture with comfortable family living, the home offers beautifully proportioned accommodation, an abundance of natural light and a wonderful connection to its surrounding greenery.





A welcoming entrance hall immediately introduces the generous proportions and contemporary feel of the property, providing a central connection to the principal ground floor accommodation. The thoughtful layout offers an excellent balance between sociable open-plan spaces and more intimate rooms, ideally suited to the changing demands of modern family life.

Positioned to the front of the house, the beautifully proportioned separate lounge provides an inviting retreat from the main living areas. A feature log-burning stove creates an attractive focal point and brings warmth and character to the room, making it an ideal setting for relaxed evenings with family or entertaining guests.



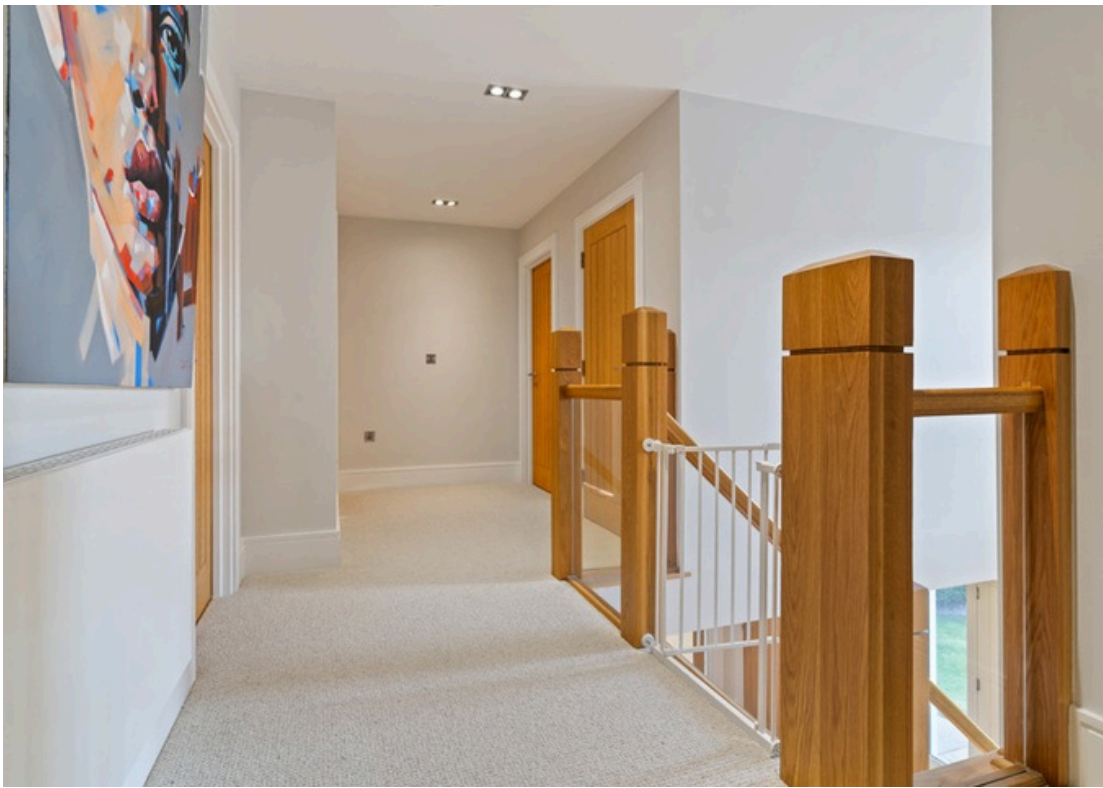




Undoubtedly the centrepiece of the home is the magnificent open-plan kitchen/dining/family room. The contemporary kitchen has generous worktop space and a thoughtfully arranged layout making it as functional as it is stylish. Beyond the kitchen, the dining and family areas provide exceptional flexibility, with ample space for a large dining table alongside comfortable seating and additional entertaining areas. Expansive glazing allows natural light to flood the room, while bi-fold doors and large French doors open directly onto the rear patio and south-facing garden. During warmer months, these openings create a seamless transition between the interior and exterior, making the space particularly well suited to summer entertaining, outdoor dining and everyday family enjoyment. A separate utility room is conveniently positioned adjacent to the kitchen which adds a welcome degree of practicality to the home.

Completing the ground floor is a versatile study or snug, positioned away from the main family living area and can be tailored to suit individual requirements. A conveniently located guest cloakroom further enhances the practicality of the ground floor.





The sense of space continues upstairs, where a generous central landing provides access to the bedroom accommodation. Natural light from a gallery window creates a bright and welcoming atmosphere, while the layout offers an excellent degree of separation between the bedrooms, making it particularly well suited to family living.

The principal bedroom is an impressive private space, enjoying beautiful views across the rear garden with floor-to-ceiling glazing and French doors opening onto a Juliet balcony. Air conditioning adds a further touch of comfort, particularly during the warmer months.

The adjoining en-suite bathroom is equally impressive, featuring a generous walk-in shower alongside a separate bath, the room combines contemporary styling with everyday practicality.



Four further bedrooms provide excellent accommodation for family members and guests, with three benefiting from fitted wardrobes that maximise storage while preserving valuable floor space. One of the further bedrooms also benefits from its own en-suite shower room, making it an ideal guest bedroom or a private space for an older family member. Completing the accommodation is the generously appointed family bathroom, complete with both a separate bath and a spacious shower, providing practicality without compromising on comfort.









The property enjoys an attractive position within this exclusive gated development, providing a wonderful sense of privacy and seclusion while remaining part of a small and carefully designed residential community.

To the rear, the private south-facing garden designed to be enjoyed throughout the seasons, offering an inviting combination of space for relaxing, entertaining and family activities. A generous patio area, accessed directly from the open-plan kitchen and family room, provides the perfect setting for alfresco dining, summer barbecues or simply enjoying the sunshine. The south-facing aspect is a particularly desirable feature, allowing the garden to benefit from excellent natural light throughout much of the day and further enhancing the connection between the indoor and outdoor living spaces. A detached double garage provides substantial secure parking, storage and EV charger, while additional driveway parking adds further convenience for residents and visitors. Combined with the private gated setting, these features create a particularly appealing home for buyers seeking both exclusivity and everyday practicality.



Main area: Approx. 236.4 sq. metres (2544.6 sq. feet)
Plus garage, approx. 37.7 sq. metres (405.8 sq. feet)

Energy rating	Current	Potential
A		
B		
C	72 C	75 C
D		
E		
F		
G		

FEATURES

- Impressive Detached Family Home
- Exclusive Private Gated Development of Just 13 Individual Homes
- Magnificent Open Plan Kitchen/Dining/Family Room
- Separate Spacious Lounge with Feature Log Burning Stove
- Versatile Home Office/Snug
- Five Generous Double Bedrooms
- Two En-Suite Bathrooms Plus Spacious Family Bathroom
- Private South Facing Rear Garden
- Detached Double Garage, EV Charger & Additional Driveway Parking
- Excellent Location Within Easy Reach of Knowle, Dorridge & Highly Regarded Schools

SIZE Total - 2,544 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	29 Mbps	5 Mbps
Superfast	-- Mbps	-- Mbps
Ultrafast	1800 Mbps	220 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

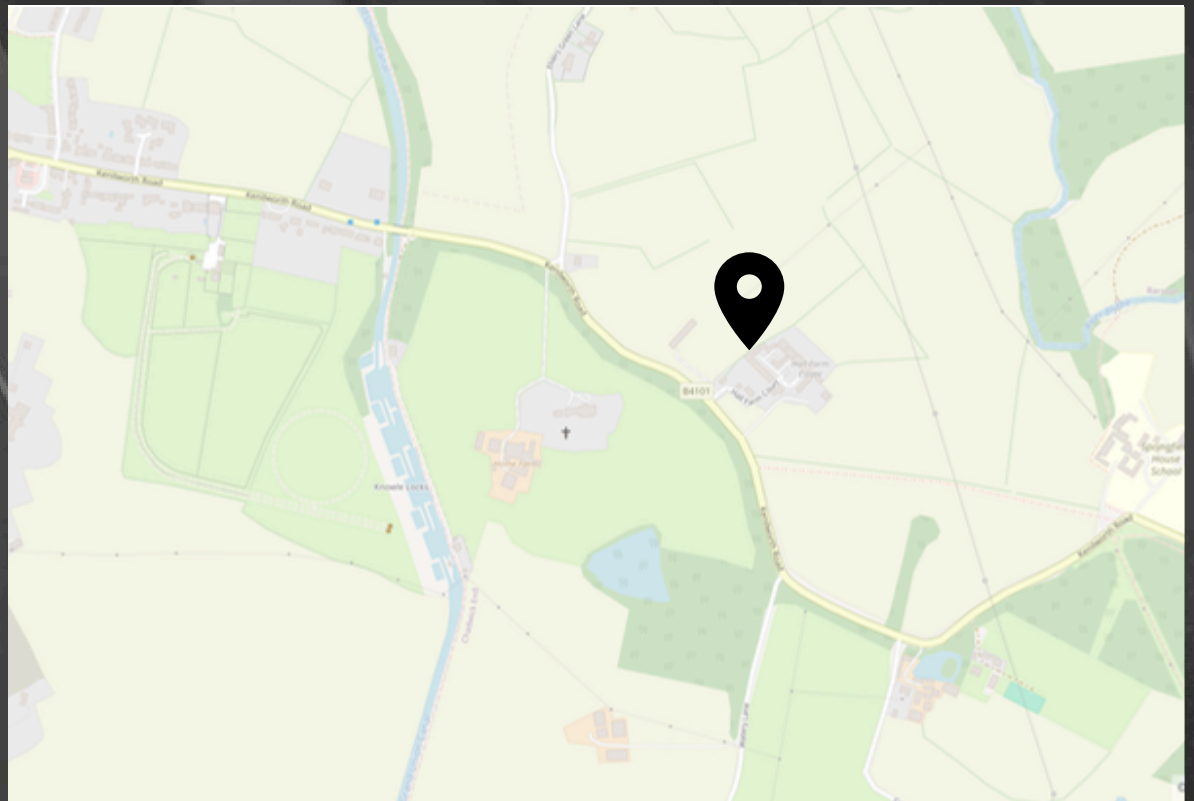
MOBILE

Network in the area: O2 - 87%, 3 - 86%, EE - 84%, Vodafone - 81%

PARKING Double Garage & Driveway Parking

FLOOD RISK Very Low

COVENANTS N/A



LOCATION

Hall Farm Court occupies a highly desirable position on Kenilworth Road, conveniently situated for the historic village of Knowle and its charming High Street. The property enjoys convenient access to a wonderful selection of independent shops, cafés, restaurants and everyday amenities. Nearby Dorridge offers further facilities and excellent rail connections to Birmingham and London, while Solihull town centre, highly regarded schools and the surrounding countryside are all easily accessible. Excellent motorway links and Birmingham Airport further enhance the appeal of this desirable location.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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