



THE MOORINGS

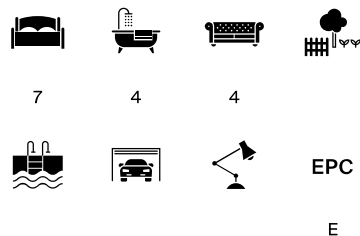
163 Darley Green Road, Knowle





A BEAUTIFUL FAMILY HOME WITH ATTRACTIVE FORMAL GARDENS.

Situated in a desirable location offering generous living spaces combining space, style, and functionality perfectly suited to the demands of modern living.



Distances: Solihull 3 miles, Birmingham 10 miles, M42 (J4) 1.5 miles, M40 (J16) 3.5 miles, Birmingham Airport/NEC 7 miles, Dorridge Station 1 mile (trains to London Marylebone from 90 minutes)
(All distances and times are approximate)

SITUATION

Living on Darley Green Road offers a unique blend of peaceful, semi-rural charm while being conveniently close to the vibrant heart of Dorridge, offering an exceptional blend of tranquillity and accessibility.

Dorridge features a diverse range of local shops, popular restaurants, and well-regarded junior and infant schools. Excellent bus services connect the area to nearby Knowle and Solihull, while the local train station provides frequent services to Birmingham and London Marylebone, making commuting effortless.

Just 3 miles away, Solihull town centre presents a wealth of shopping opportunities, including the renowned Touchwood Shopping Centre, home to exclusive retailers such as John Lewis. The town also offers a wide array of dining options, bars, and leisure facilities to suit every lifestyle.

For those needing swift travel links, the property is perfectly positioned near major road networks, with Junction 4 of the M42 motorway only 1.5 miles away. Birmingham International Airport and the NEC are easily accessible via Junction 6 to the north, while Junction 16 of the M40, providing a direct route to London, lies approximately 3.5 miles away. Dorridge train station is 1 mile away with a direct regular service to London. Marylebone.

THE PROPERTY

The ground floor has been thoughtfully arranged to accommodate both everyday family living and entertaining. It includes a spacious dual-aspect drawing room with a fireplace and double doors opening to the rear garden, a formal dual-aspect dining room ideal for hosting, a comfortable sitting room, and a study. At the heart of the home lies a well-appointed kitchen/breakfast/family room flooded with light from the roof lantern, with double doors leading out to the patio and gardens. The kitchen has a large 3-oven AGA with an electric companion and a wine cooler. Practicality is enhanced by a separate utility room and a stylish cloakroom, completing the ground floor.









On the first floor, the impressive principal bedroom suite offers a luxurious retreat with a dressing area and en suite shower room with dual sinks and dual showers. There are three further bedrooms, all with fitted wardrobes. Bedroom two has an en suite shower room, while bedrooms three and four share the family bathroom, which has a bath and a separate shower.



There are two further bedrooms and a shower room to the second floor, ideal as guest accommodation, and a versatile bedroom and playroom is perfect for growing families or those requiring flexible space.





Approximate Gross Internal Area

House: 402 sq m (4,329 sq ft)

Outbuilding: 69 sq m (743 sq ft)

Total: 471 sq m (5,072 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

OUTSIDE

The exterior of the property is equally impressive, featuring a range of exceptional attributes that enhance both practicality and charm. Gated driveways at the front and rear offer privacy and security, with the rear driveway providing access to a triple garage, a gym and a dedicated home office—ideal for those needing a separate workspace.

Perfectly suited for outdoor entertaining or quiet relaxation, the beautifully landscaped formal gardens are meticulously maintained and include a generous patio area, ideal for al fresco dining or social gatherings. Adding to the appeal, a private swimming pool provides a luxurious space for family leisure and enjoyment.





PROPERTY INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Oil fired central heating. Cat 5 cabling and Sonos system.

What3Words: ///botanists.rewrites.diamonds

Tenure: Freehold.

Local Authority: Solihull District Council.

Council Tax: Band G

Viewing: By prior appointment only through the agents.

I would be delighted
to tell you more.

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Date: 08 September 2026
Our reference: STR140138

The Moorings, 163 Darley Green Road, Knowle, Solihull, B93 8PU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,750,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

A stylized, handwritten signature of "Knight Frank" in black ink.

KNIGHT FRANK LLP

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