



103 Kineton Green Road  
Solihull | B92 7DT

FINE & COUNTRY

# 103 KINETON GREEN ROAD

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*A meticulously restored period home blending heritage charm with modern luxury.  
Featuring a bespoke kitchen, elegant reception rooms, five bedrooms, landscaped  
gardens, and exquisite outdoor living spaces — a truly exceptional family residence.*



This outstanding Victorian period property has been sympathetically and beautifully renovated and reimagined by the current owners over the past four years. Every element has been thoughtfully upgraded, from the full rewire and replumbing to the new high-pressure heating and water system — all while preserving and reinstating the property's original character. The elegant design throughout sits beautifully alongside an array of restored coving, picture rails, ceiling roses, and fireplaces, harmoniously blending with a contemporary Farrow & Ball colour palette, creating a home of remarkable warmth, style, and sophistication.

### Accommodation

Beyond the charming storm porch with Minton-style tiling and handcrafted joinery lies a generous entrance hall showcasing the home's heritage detailing. Impressive original Minton tiling has been lovingly restored, creating a fabulous focal point that draws you in. There are two reception rooms to the front of the property, the first of which is presently used as the formal family dining room. This elegant space, with its deep bay window, feature fireplace, and vintage-style radiators, is the perfect setting for family and friends to enjoy special dining occasions. Opposite this is the library, with exquisite bespoke cabinetry and a large picture window, creating an inviting family sitting room with parquet flooring and a decorative fireplace.

The heart of the home is the spectacular open-plan kitchen, dining and living area — a showpiece of design with engineered oak flooring, sleek quartz countertops, handmade cabinetry, and elegant tiling, together with high-end integrated Bosch appliances including double ovens, a proving drawer, microwave/grill, dishwasher, and induction hob with a vented extractor above. Three large skylights flood the space with natural light, while bi-fold doors open seamlessly onto a covered terrace for year-round indoor-outdoor living. Other distinctive features of this fabulous space include a charming walk-in pantry, a generous family seating area, and a further adjacent snug. Leading off from this open-plan space is a second generous and beautifully styled kitchen, ideal for use as a "spice kitchen" if required, housing a second dishwasher and excellent storage. There is also a separate, well-appointed laundry room complete with washer and dryer, quartz countertops, and further storage, along with an enclosed boiler room housing the Worcester Bosch boiler and Megaflo high-pressure water system. A stylish cloakroom completes the ground floor.













# Seller Insight

“When Sarah and Martin first discovered this Victorian home four years ago, they immediately saw its potential. “We were drawn to the opportunity to bring the house back to its Victorian splendour,” they share. The couple also appreciated its location — a welcoming community with good local schools, colleges, and excellent public transport links — making it the ideal place to create a true family home.

Set back from the road, the property feels private and serene, yet remains perfectly connected to everything the area has to offer. Inside, the house is full of light and warmth, with natural sunshine streaming through three large kitchen skylights that flood the space with light throughout the day. The kitchen sits at the heart of the home and is one of its most captivating features. Its handmade pantry is a true one-off, incorporating beautiful stained-glass doors that were originally part of a bank, a detail that gives the space both heritage and charm.

Sarah and Martin have created a home that effortlessly balances sociable open-plan areas with peaceful corners for quiet reflection. “We love the fact that the house provides real flexibility,” they say. “There are large open spaces for entertaining and quiet, cosy areas for reading or just unwinding.”

A thoughtful extension opens through large folding doors to a covered veranda, creating a seamless flow between indoors and out. “It gives a very spacious entertainment area, perfect for summer parties,” they explain.

Beyond, the brick patio beside the yoga studio offers a tranquil retreat. “It’s lovely to sit outside, listen to the trickling stream, and enjoy the birdsong,” says Sarah.

The neighbourhood, too, adds to the charm. The owners describe it simply as “friendly,” with Olton Station nearby and favourite local spots like Platform 3 Bistro and Wine Bar adding to its appeal.

As they prepare to move on, Martin and Sarah reflect on what they’ll miss most. Their answer comes without hesitation: “the pantry!” A space that began as a creative design idea has become a daily joy and the heart of a home that radiates character, warmth, and individuality. Now this beautifully restored Victorian house is ready for its next owners to enjoy everything it offers, from light-filled living spaces to peaceful corners made for quiet moments, and to continue its story with their own.\*

\* 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

The original staircase leads to a spacious first-floor landing and beautifully appointed double bedrooms, all with high ceilings, restored plasterwork, vintage-style radiators, and elegant period ornamental fireplaces. The principal suite is an elegant retreat, featuring bespoke fitted furniture, a custom headboard, and ample wardrobes. The luxurious principal en suite includes a stylish freestanding contemporary bath together with a double shower cubicle featuring a Crittall-style screen and brass fittings, including a large rain head shower.

Two additional double bedrooms on this floor also enjoy generous proportions, immaculate décor, and delightful views overlooking the living roof and landscaped gardens. The family bathroom mirrors the same high design standard, complete with freestanding bath, walk-in shower, wood panelling, and quality brassware.

The second floor offers two further exceptionally spacious double bedrooms – ideal guest suites or home offices – each with a seating area and double bed space, both enjoying dual-aspect windows and impressive views. They also benefit from excellent storage with clever use of the eaves space. Mirroring the same quality fixtures and fittings as the first-floor bathrooms, the contemporary shower room on the second floor features a spacious shower, inset hand basin with storage, and low-level WC.









## Frontage

The exterior is every bit as impressive as the interior of this beautiful family home. To the front, the property is smartly presented with a new block-paved driveway offering parking for around four to five cars, neatly bordered with vintage brick and railway sleeper retaining walls, creating beds for an array of mature shrubs. The handsome hand-crafted storm porch, framed by wisteria, creates the perfect entrance to this charming home.

## Rear Terrace and Gardens

Seamlessly blending indoor and outdoor living, the open-plan family space extends through elegant bi-fold doors onto a magnificent covered terrace. Thoughtfully designed for year-round enjoyment, this impressive area is perfectly appointed for entertaining, featuring provisions for an outdoor kitchen and BBQ, as well as a mains gas connection for a future fire pit. Generous seating zones invite relaxed gatherings and alfresco dining beneath the shelter of the terrace – an idyllic setting for both intimate family moments and sophisticated summer soirées.

Above the open-plan kitchen and family room, a breathtaking living roof unfurls around the trio of striking lantern windows – a masterpiece of design and sustainability. Thoughtfully conceived to delight the eye from every vantage point, it offers an ever-changing tapestry of colour and texture throughout the seasons. In summer, it comes alive with the gentle hum of bees and the flutter of butterflies, creating a vibrant ecological haven that beautifully complements the home's refined architecture. This remarkable feature is both a visual triumph and a testament to the owners' inspired attention to detail.

The rear gardens are a haven of peace and tranquillity and, despite first impressions, have been designed to suit even the most amateur gardener. With clever planting creating colour for all seasons, the garden unfolds into a series of enchanting microclimates. A herringbone brick pathway leads front to back, with an arbour adorned with Pyracantha, Clematis, and a mature grapevine. Wooden gates lead off both sides of the garden, each opening into its own special area. The first, aptly named the Orchard, is complete with apple, plum, peach, mulberry, and pear trees. Meandering along a natural pathway, this area leads into a truly beautiful Japanese garden – the perfect spot to sit, relax, and enjoy. On the opposite side of the path are further delightful enclosed garden areas with quiet seating spots. Along the central pathway, a large insulated workshop and multiple storage sheds provide practicality, while an irrigation system ensures effortless maintenance.

A further terrace provides a lovely enclosed seating area with double doors leading into the delightful hot house with bespoke shelving, storage, and terracotta tiled flooring. As the pathway continues through the centre of the garden, picket gates lead into individually designated horticultural zones creating microclimates that thrive throughout the seasons. To one side is a wonderful orchard area with an array of productive fruit trees including pear, apple, plum, and peach. A woodland pathway leads through a wooden arbour into the tranquil and well-designed Japanese-style garden, where an abundance of Acers and thoughtful landscaping create a serene escape from busy life, enhanced by the gentle sound of water trickling through the stream. A bridge over the stream leads to the yoga studio at the end of this idyllic garden. With its own porch seating area, high-pitched roof, and ample space, this offers a multitude of options for the new owners to enjoy, with a further storage shed behind completing the space.

Finally, with festoon, automatic-sensor lighting and outdoor power throughout, the resulting garden is a private sanctuary of exceptional craftsmanship – both indoors and out.







# SOLIHULL

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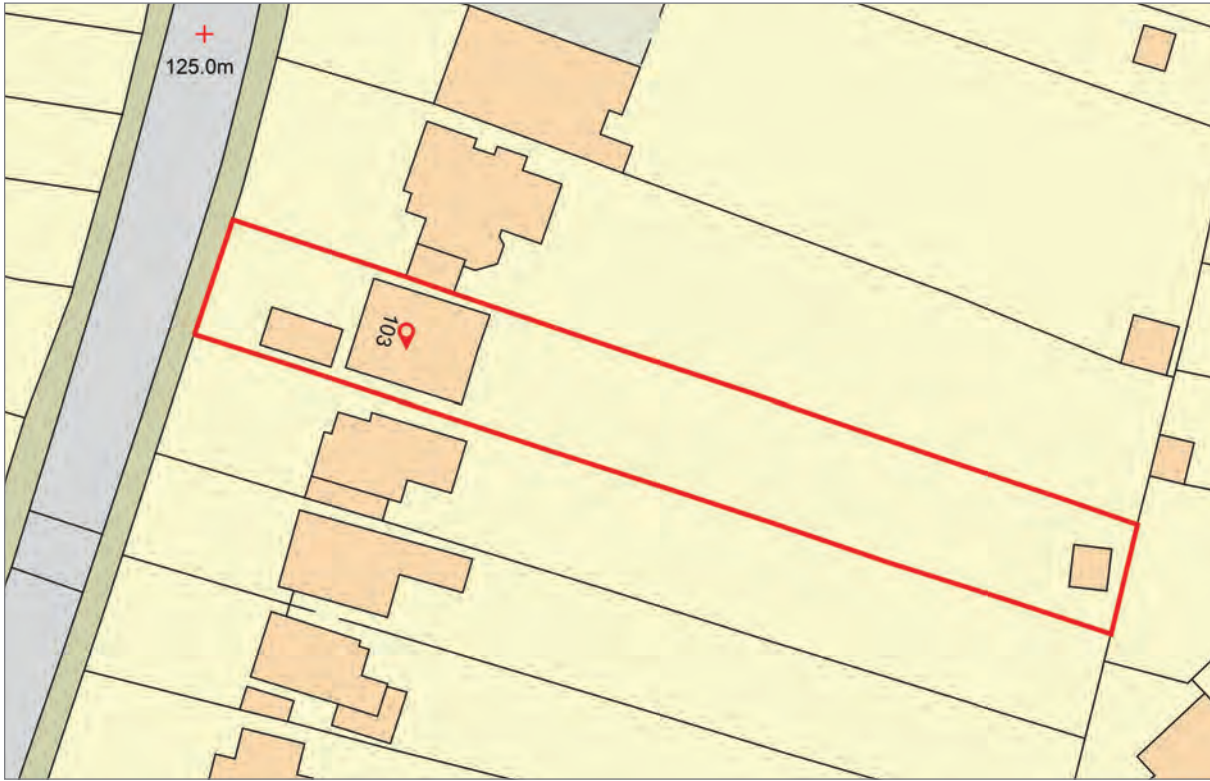
Historically part of Warwickshire, Solihull is one of the most prosperous towns in the English Midlands. In November 2013, the uSwitch Quality of Life Index named Solihull the “best place to live” in the United Kingdom. The motto of Solihull is Urbs in Rure (Town in Country).

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

#### Security:

Mains Electric, Water, Gas, Drainage

Broadband: FTTP

Tenure: Freehold

Local Authority: Solihull Metropolitan Borough Council

Council Tax Band: G

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

#### 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

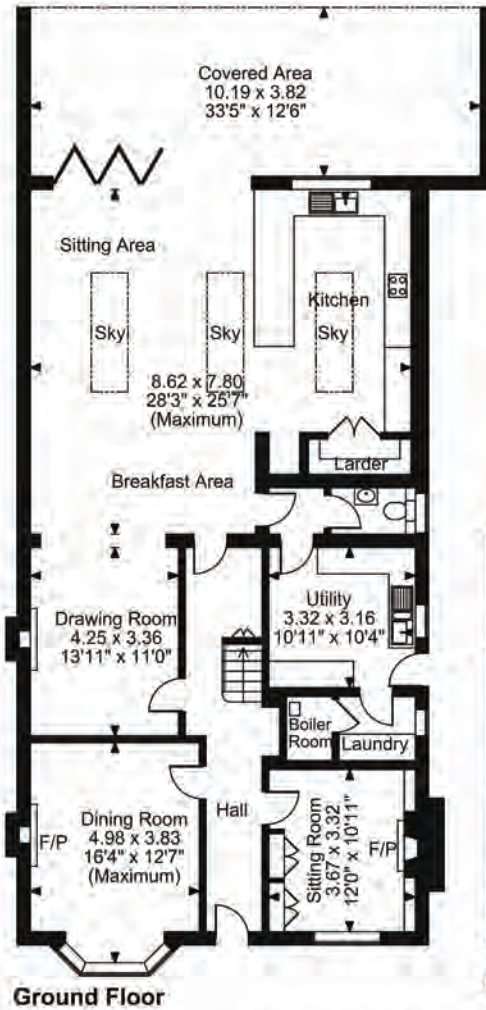


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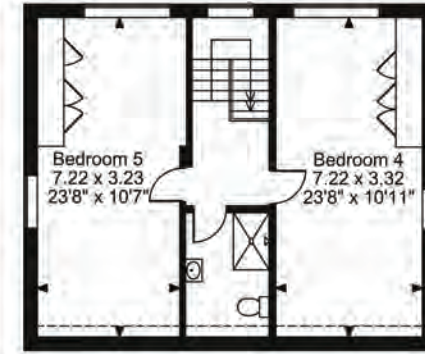
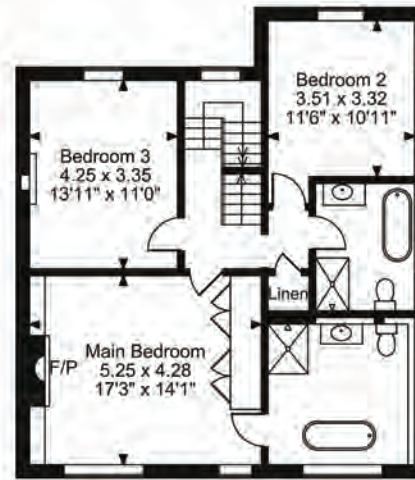
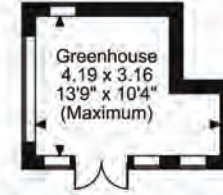
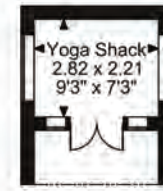
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		



**Kineton Green Road, Solihull, West Midlands**  
**Approximate Gross Internal Area**  
**Main House = 3099 Sq Ft/288 Sq M**  
**Outbuildings = 458 Sq Ft/43 Sq M**  
**Total = 3557 Sq Ft/331 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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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.

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