



COBWEBS

1153 Warwick Road, Solihull, West Midlands



A REMARKABLE FAMILY RESIDENCE

Tailored for modern living and entertaining, within walking distance
of Solihull Town Centre, ensuring this is a most sought-after location



Local Authority: Solihull Borough Council

Council Tax band: G

Tenure: Freehold



SITUATION

Cobwebs, 1153 Warwick Road, occupies a delightful position within walking distance of Solihull Town Centre, making this a highly sought-after location. Solihull lies approximately 9 miles south of Birmingham and benefits from excellent transport links via the M40, M42, M6 and M5. The town offers a wide range of amenities, bars and restaurants, along with the popular Touchwood Shopping Centre.

Birmingham mainline rail services provide direct access to London and Birmingham, while Birmingham International Airport is within easy reach. The area is well served by excellent state, grammar and private schools, including Solihull School, Solihull Girls' School and King Edward VI School, Birmingham. Several noted golf courses are nearby, including Henley Golf & Country Club, Copt Heath Golf Club and The Belfry, approximately 14 miles away.









THE PROPERTY

Situated within one of the area's most sought-after locations, Cobwebs is a truly exceptional family residence that has undergone extensive and thoughtful renovation to create a home of outstanding quality and scale. The current owners have transformed the property into an impressive yet welcoming space, perfectly designed for modern family living and entertaining.

The accommodation is both generous and versatile. A welcoming entrance hall sets the tone, leading to a stunning entertaining room complete with a bespoke home bar and relaxed sitting area—ideal for hosting friends and family. Additional ground floor living includes a sizeable formal dining room, a dedicated home office and several conveniently located cloakrooms.

Undoubtedly, the heart of the home is the beautifully appointed open plan kitchen, dining and living space. Designed with family life in mind, this exceptional area effortlessly combines style and practicality, offering the perfect setting for everyday living as well as larger gatherings.

The upper floors cater superbly for a large family. The principal suite is a luxurious retreat, featuring a dressing room and a stylish en suite bathroom. Five further generously proportioned double bedrooms all benefit from en suite facilities, complemented by a useful and well planned laundry room.







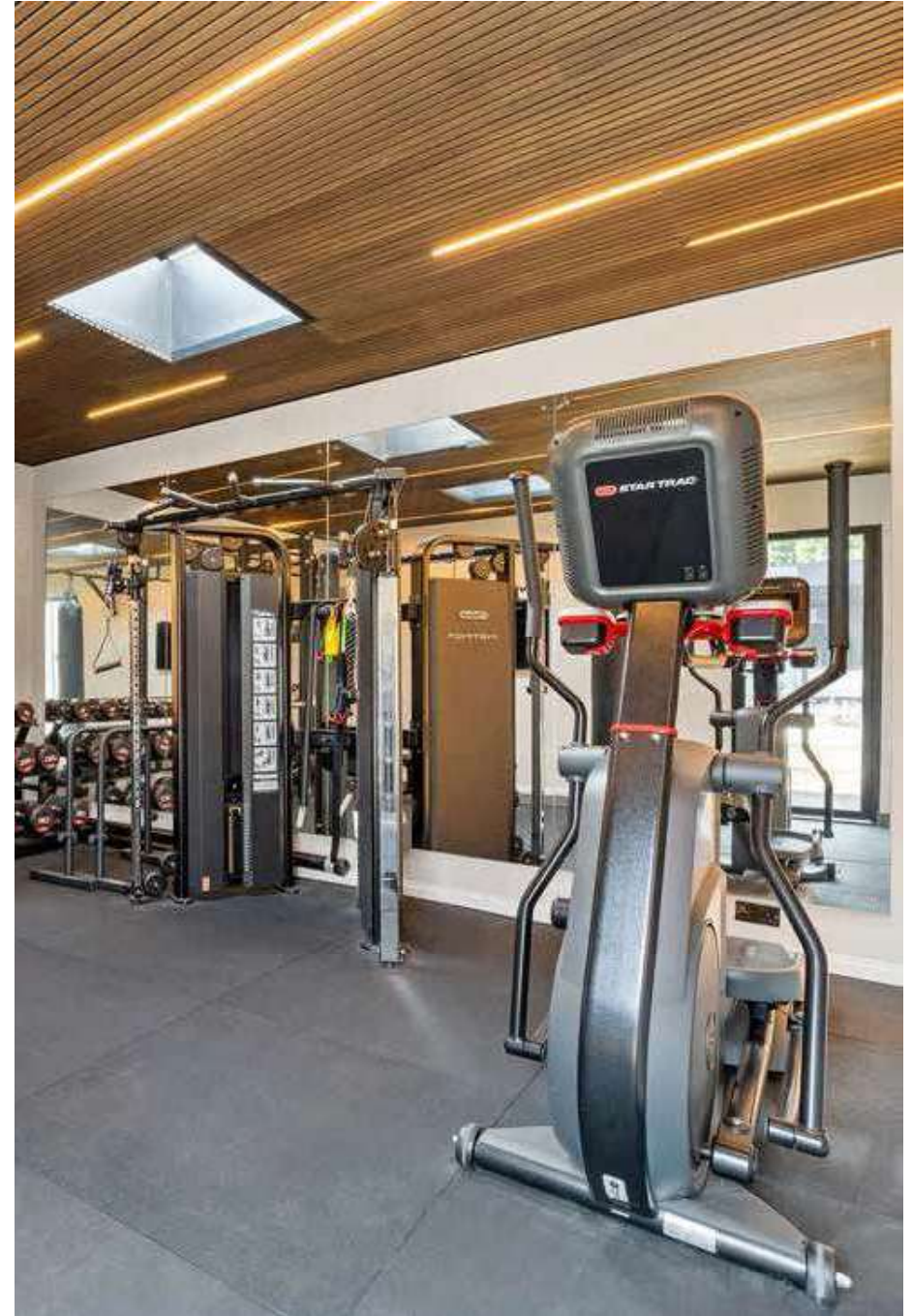
OUTSIDE

Externally, the property continues to impress. A gated driveway provides parking for numerous vehicles and access to the double garage. To the rear, the lifestyle offering truly comes into its own. An outdoor kitchen leads to a wonderful, covered dining area—perfect for entertaining throughout the year. Further highlights include a fully equipped home gym and wellness centre with hot tub, immaculate landscaped gardens mainly laid to lawn, and a floodlit football pitch, placing this remarkable home firmly in a league of its own.



Cobwebs represents a rare opportunity to acquire a beautifully finished family home that effortlessly blends luxury, space and lifestyle in an enviable setting.





Services

Mains electricity, gas, water and drainage are connected to the property.

What3words

///native.vivid.jeeps





Leisure Building

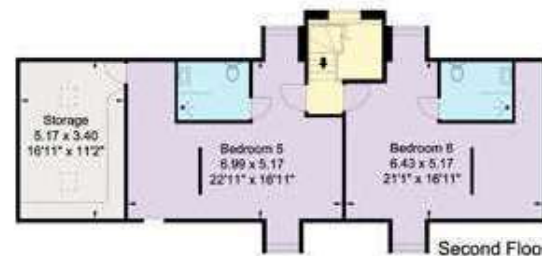


Ground Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Cobwebs
1153 Warwick Road
Solihull



Second Floor



First Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 496 sq m (5,340 sq ft) exc. Void
Garage: 34 sq m (362 sq ft)
Leisure Building: 53 sq m (571 sq ft)
Total: 583 sq m (6,273 sq ft)
© Cotswold Plans Ltd msa/16508

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. (ID767266)



William Ward-Jones

01789 297735

william.ward-jones@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway

Stratford-upon-Avon, Warwickshire CV37 6YX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.





Date: 12 June 2026
Our reference: STR012606105

Cobwebs, 1153 Warwick Road, Solihull, B91 3HQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£2,400,000**.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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

We'd love to help you.

Yours faithfully

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

KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V4.3 Sep 24