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**GOLDEN END COTTAGE  
49 KENILWORTH ROAD  
KNOWLE  
B93 0JQ**

Discover quintessential charm at Golden End Cottage, a Grade II listed home dating back to the 16th century. Blending period character with modern extensions, this five-bedroom home offers a perfect balance of history and convenience, just a stone throw from Knowle High Street.





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## **GOLDEN END COTTAGE – KENILWORTH ROAD**

A truly remarkable property, steeped in character, set in over half an acre with open fields to the rear.

The heart of the home, a sizeable country kitchen is complemented by idyllic gardens and a heated pool. The house enjoys over 3,500 sq feet, with five bedrooms, 2 en-suites, family bathroom to the first floor and five versatile reception rooms to the ground floor, quite simply charming!





Stepping into Golden End Cottage, you're greeted by a hallway leading to key reception rooms. The standout feature is the welcoming country kitchen/breakfast room, a hub for family meals, casual brunches and social gatherings. Next to the kitchen is a characterful drawing room with exposed beams and a cosy fireplace, alongside a functional study.

The ground floor continues with a light-filled dining room overlooking the fore garden, perfect for formal meals. There's also a family room with garden access and an upstairs spiral staircase.

Completing this floor is a playful playroom, a handy utility room, and a convenient shower room.















Access to the first floor is provided by either a traditional staircase or the characterful spiral staircase that originates from the family room. This floor houses the main bedroom suite with a private ensuite shower room and four additional bedrooms, each boasting their own unique charm. The second bedroom comes with an ensuite bathroom while the third bedroom provides a walk-in wardrobe/cupboard. A family bathroom serves the remaining bedrooms.





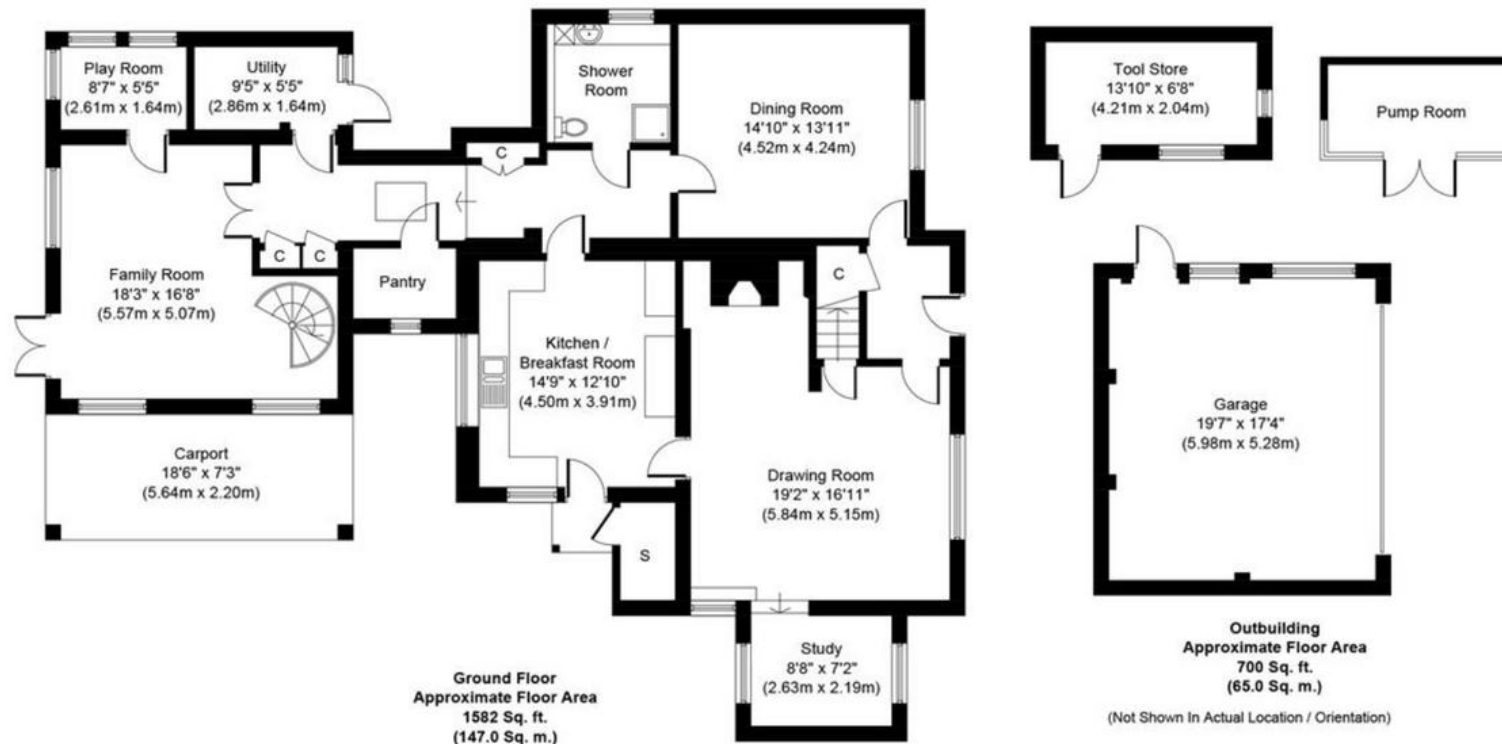
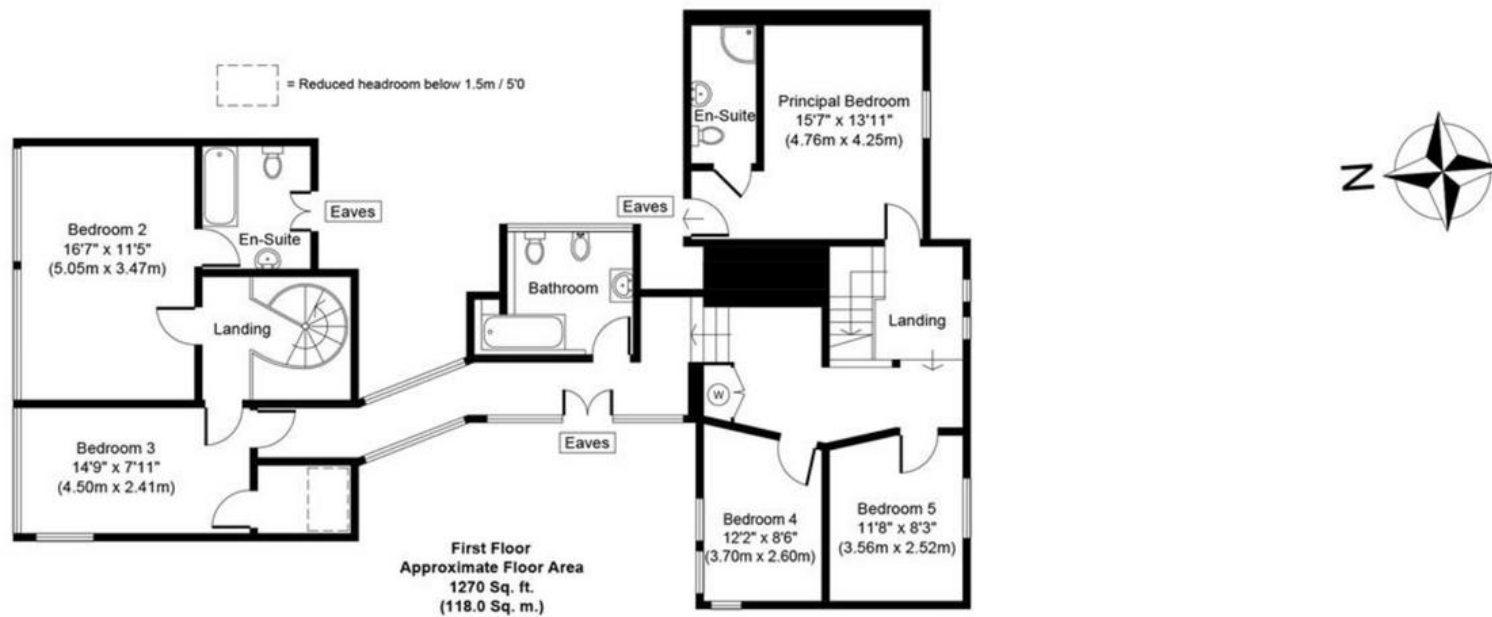


Golden End Cottage offers a generous driveway leading to a double garage, providing plenty of parking space. The outdoor area is an absolute delight, featuring a beautifully landscaped fore garden with herbaceous borders, shrub beds, and specimen trees. The rear garden, mainly laid to lawn, offers privacy, a variety of specimen trees, a neat patio area for outdoor dining, and even a heated swimming pool for the warm summer days.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## FEATURES

- Grade II Listed Home
- Cosy Country Kitchen/Breakfast Room
- Characterful Drawing Room with Fireplace
- Formal Dining Room
- Five Bedrooms, Two with En-Suites
- Idyllic Fore and Rear Gardens
- Double Garage and Driveway
- Heated Outdoor Swimming Pool
- Stone's Throw from Knowle High Street

**SIZE** Total - 3,552 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	16 Mbps	1 Mbps
Superfast	80Mbps	20Mbps
Ultrafast	330 Mbps	50Mbps

**Network in the area:** OpenReach

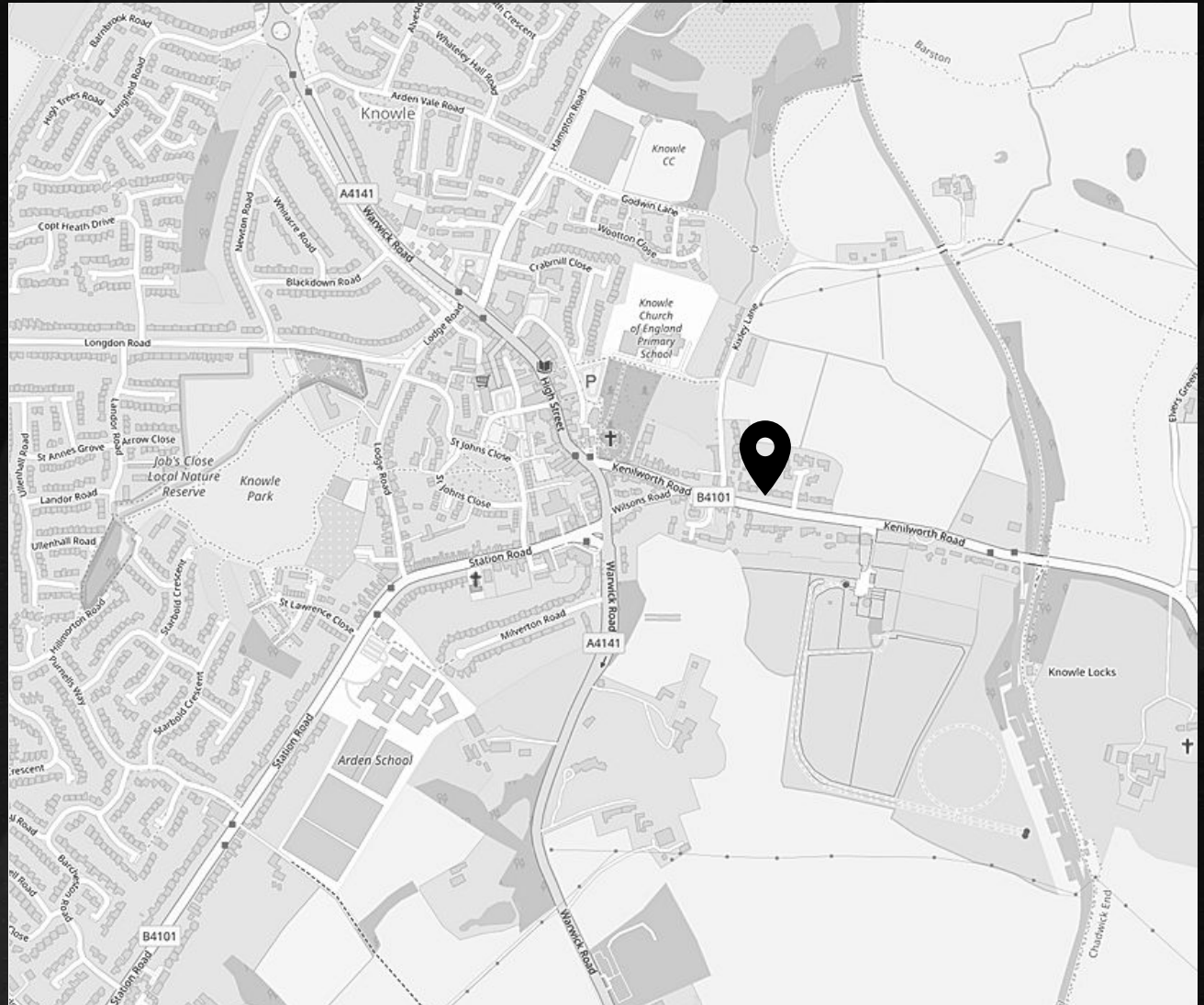
## VIEWING

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 and 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.\*



## LOCATION

Knowle is a well located village set on the edge of open countryside.

Knowle contains a wide range of independent shops, restaurants and is home to the Arden Academy (a leading state school). Local sporting facilities include the prestigious Copt Heath Golf Course and the Old Silhillians Rugby Club as well as a very popular Tennis & Cricket Club. A short drive from both Dorridge and Solihull, there are train links to Birmingham and London Marylebone, the M42 and M40 motorways, which then provide links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London.



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Call us on **01564 777314 (option 4)**

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