



Lady Byron Lane, Knowle

Guide Price £1,250,000





PROPERTY OVERVIEW

Set upon a large plot of over a third of an acre and located on a premier road of Knowle is this beautifully presented and extended four bedroom detached property which truly requires internal inspection to be fully appreciated. The property resides behind a large tarmac driveway providing ample parking for multiple vehicles and has been meticulously maintained and improved by its present owners. All ground floor accommodation is accessed via a large entrance hallway with guest cloakroom and stairs leading to all first floor accommodation. The ground floor provides four beautifully presented reception rooms including dual aspect living room, study, dining room and conservatory over looking the rear garden. In addition, the ground floor includes a breakfast kitchen leading into a large utility which in turn provides convenient access into the double garage. To the first floor are four double bedrooms accessed from the stunning galleried landing. The principal bedroom boasts a beautifully fitted dressing room, fitted wardrobes and has stunning views to the garden with access into a luxury ensuite. Two further bedrooms afford luxury ensuite facilities with the fourth bedroom serviced via the family bathroom.

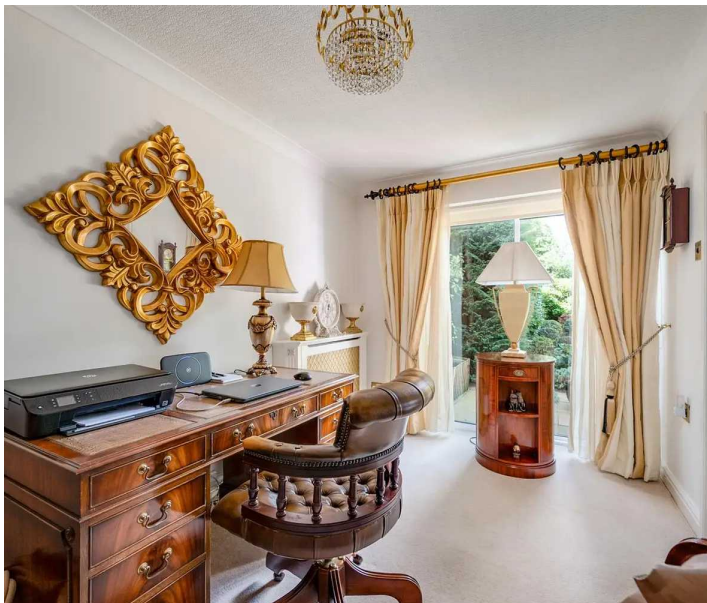




Outside of the property boasts a large and beautifully maintained landscaped garden which are mainly laid with lawn with full width paved patio area and several pergolas providing superb shaded areas. To view this outstanding family home please contact Xact Homes on 01564 777284.

PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorrige, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store.



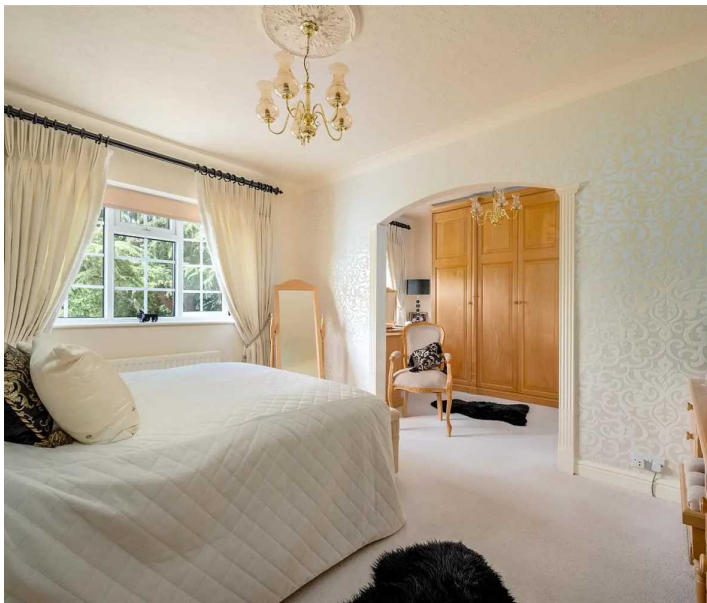


Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: H

Tenure: Freehold

- Sought After Road In Solihull
- Four Bed Detached Property
- Immaculately Maintained And Decorated Throughout
- 4 Reception Rooms
- Four Double Bedrooms
- Four Bathrooms
- Approximately 0.33 Acre Plot
- Further Scope to Extend (STP)
- Large Landscaped Garden





ENTRANCE HALLWAY
15' 5" x 14' 11" (4.7m x 4.55m)

GUEST CLOAKROOM
6' 7" x 4' 6" (2m x 1.37m)

LOUNGE
23' 10" x 13' 11" (7.26m x 4.23m)

STUDY
13' 9" x 7' 9" (4.18m x 2.35m)

DINING ROOM
11' 2" x 13' 5" (3.4m x 4.09m)

KITCHEN/BREAKFAST
13' 5" x 12' 9" (4.09m x 3.88m)

CONSERVATORY
13' 1" x 11' 6" (4m x 3.5m)

UTILITY ROOM
6' 2" x 11' 7" (1.88m x 3.53m)





FIRST FLOOR

PRINCIPAL BEDROOM

14' 0" x 13' 1" (4.27m x 4m)

ENSUITE

5' 8" x 10' 4" (1.73m x 3.16m)

BEDROOM TWO

11' 1" x 13' 6" (3.39m x 4.11m)

ENSUITE

6' 2" x 5' 11" (1.88m x 1.81m)

BEDROOM THREE

10' 0" x 12' 9" (3.05m x 3.88m)

ENSUITE

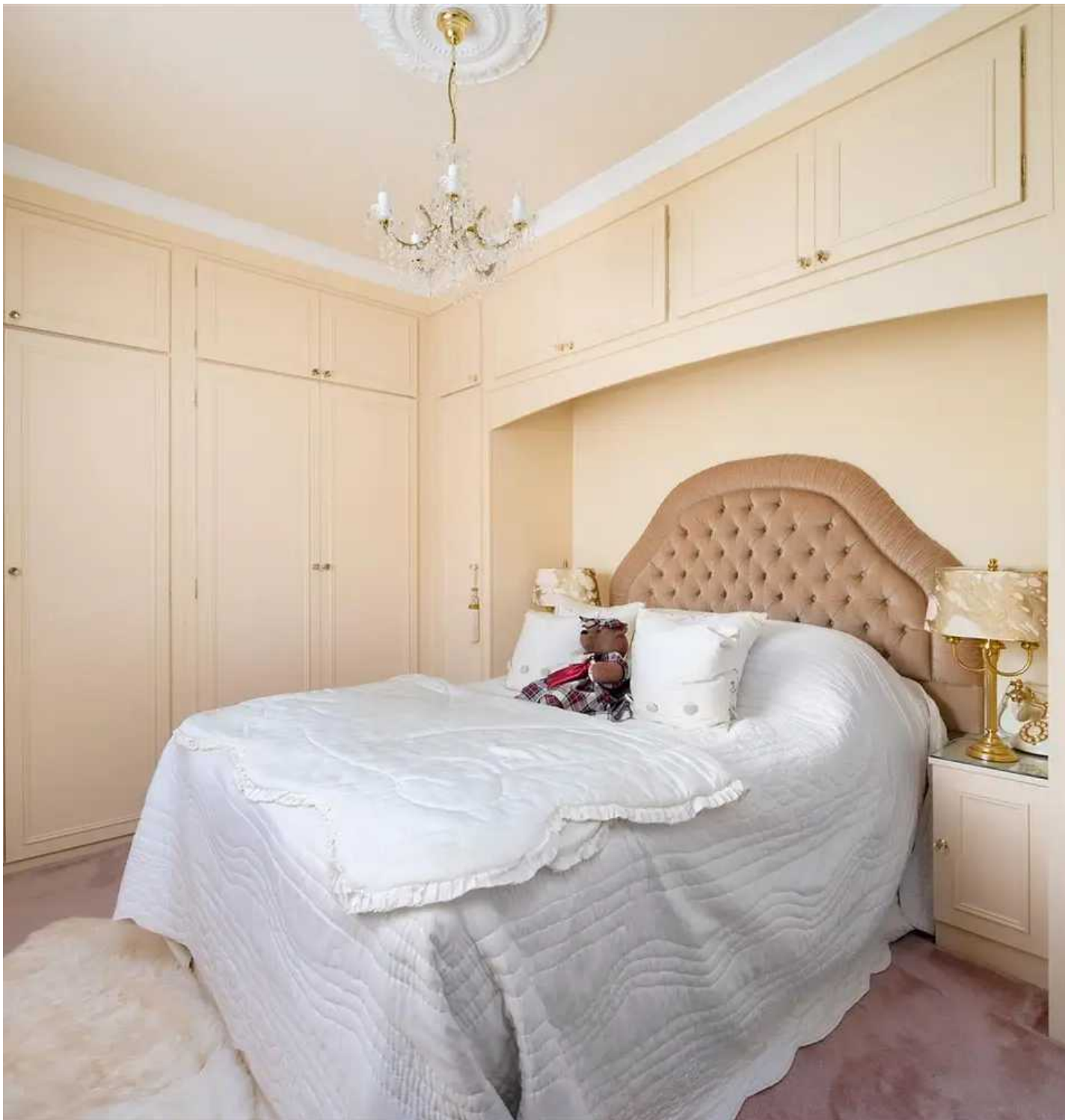
6' 2" x 5' 11" (1.88m x 1.8m)

BEDROOM FOUR

13' 11" x 9' 9" (4.23m x 2.98m)

BATHROOM

8' 2" x 10' 4" (2.49m x 3.15m)



OUTSIDE THE PROPERTY

GARDEN

DOUBLE GARAGE

15' 7" x 17' 11" (4.75m x 5.45m)

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, dishwasher, fitted wardrobes in four bedrooms, garden shed, CCTV and electric garage door

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and mains sewers. Broadband - BT - Fibre optic. Loft space - part boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

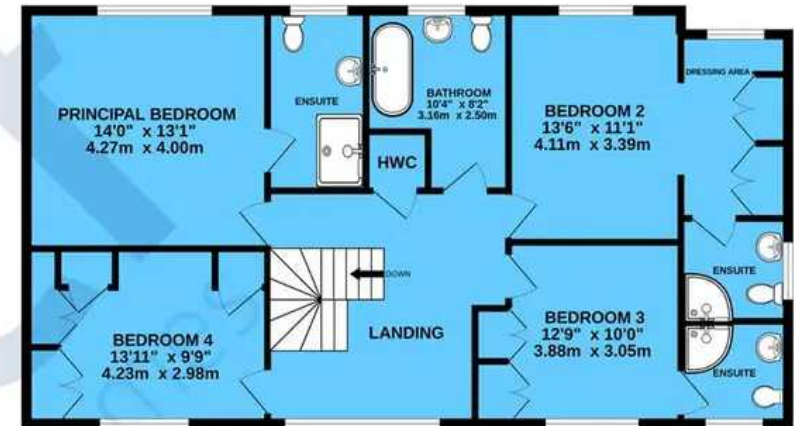
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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