



Lady Byron Lane, Knowle

Guide Price £1,800,000

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PROPERTY OVERVIEW

Nestled on the prestigious Lady Byron Lane, this stunning five bedroom detached family home epitomizes luxury living at its finest. Spanning approximately 4,200 square feet, this beautiful family home has been comprehensively updated by the present owners and is set within 1.3 acres of picturesque surroundings, offering a serene and private escape from the outside world.

Prepare to be captivated as you step into the impressive entrance hallway, flooded with natural light and exuding an air of grandeur. The heart of the home is the large open plan kitchen, dining and family room, where culinary delights can be prepared while enjoying the breathtaking views of the expansive rear garden through the elegant bi-fold doors. The kitchen features a stylish central breakfast island, ample work surfaces, and a charming space for a dining table, perfect for entertaining guests or enjoying family meals.

Connected to the kitchen, a spacious living room invites you to unwind and relax in complete tranquility, overlooking the glorious rear patio and landscaped garden.





An adjacent and versatile playroom, nestled to the front of the property, offers a cosy and inviting retreat. In addition, the ground floor showcases an excellent home gym with a convenient shower room, ensuring a healthy and active lifestyle is effortlessly maintained. A practical utility room, a boot room providing ample storage space, and a large garage with electric doors complete the ground floor amenities, catering to every modern convenience.

Upstairs, the opulence continues with five generously proportioned double bedrooms. The stunning principal bedroom is a true sanctuary, affording semi vaulted ceiling and a Juliet balcony offering spectacular views of the majestic rear garden. An indulgent ensuite bathroom boasts a lavish walk-in shower, bath tub and steam room, while the fully fitted dressing room provides ample storage for your finest wardrobe. A second large double bedroom enjoys its own ensuite shower room, while all remaining bedrooms are serviced by a well-appointed family bathroom.





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 Dorridge, 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.



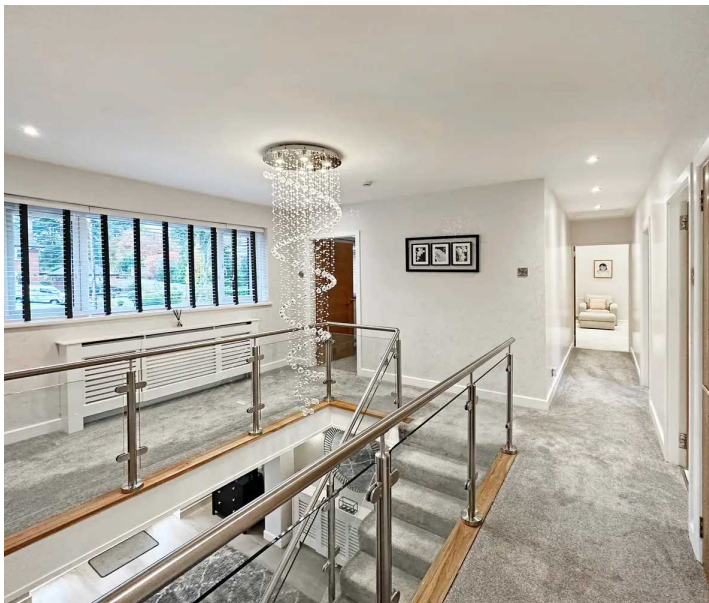


As you step outside, you are greeted by the magnificent west-facing rear garden with full width patio and bespoke Pergola providing an extensive entertaining / covered area. The rear gardens are a haven of beauty and serenity seamlessly blending with the surrounding countryside. This idyllic setting offers endless opportunities for outdoor leisure and relaxation, making it the perfect retreat to unwind and enjoy nature.

In order to grasp the true essence of this most extraordinary property, internal inspection is an absolute must. You will soon immerse yourself in the elegance and exquisite finishes that this magnificent family home has to offer.

Council Tax band: H

Tenure: Freehold



- Five Bedroom Detached Family Home
- Set On The Prestigious Lady Byron Lane
- Boasting Over 4,200 sq ft
- 1.3 Acres
- Open Plan Kitchen / Dining / Family Room
- Home Gym
- Principal Bedroom With Ensuite & Dressing Room
- Large Rear Garden
- Four Car Garage



ENTRANCE HALLWAY

CLOAKROOM

BOOT ROOM

11' 0" x 7' 0" (3.35m x 2.13m)

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

25' 8" x 23' 1" (7.82m x 7.04m)

LIVING ROOM

24' 3" x 14' 3" (7.39m x 4.34m)

PLAYROOM

13' 10" x 11' 8" (4.22m x 3.56m)

SITTING ROOM

13' 10" x 11' 10" (4.22m x 3.61m)

HOME GYM

13' 9" x 9' 9" (4.19m x 2.97m)

SHOWER ROOM

5' 3" x 4' 10" (1.60m x 1.47m)

UTILITY ROOM

13' 5" x 11' 0" (4.09m x 3.35m)

FIRST FLOOR

PRINCIPAL BEDROOM

23' 8" x 15' 7" (7.21m x 4.75m)

JULIET BALCONY

ENSUITE BATHROOM

15' 7" x 11' 6" (4.76m x 3.51m)

DRESSING ROOM

15' 5" x 10' 8" (4.70m x 3.25m)



**BEDROOM TWO**

17' 0" x 13' 10" (5.18m x 4.22m)

ENSUITE SHOWER ROOM

8' 2" x 6' 4" (2.49m x 1.94m)

BEDROOM THREE

13' 11" x 13' 10" (4.24m x 4.22m)

BEDROOM FOUR

10' 11" x 10' 11" (3.33m x 3.33m)

BEDROOM FIVE

10' 9" x 10' 0" (3.28m x 3.05m)

BATHROOM

10' 8" x 7' 2" (3.26m x 2.19m)

TOTAL SQUARE FOOTAGE

Total floor area: 390.1 sq.m. = 4199 sq.ft. approx.

OUTSIDE THE PROPERTY**WEST FACING REAR GARDEN****BESPOKE PERGOLA****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all blinds, all light fittings, a garden shed and an electric garage door.

ADDITIONAL INFORMATION

Services – mains gas, electricity and mains sewers.
Broadband – Sky. Loft space – partially 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



TOTAL FLOOR AREA : 390.1 sq.m. (4199 sq.ft.) approx.

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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