



Lady Byron Lane, Knowle

Guide Price £1,495,000

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PROPERTY OVERVIEW

This well presented four double bedroom 1930s detached house resides on one of the most sought after roads in Knowle in a plot of just under half an acre. The property retains many original period features and benefits from having been recently modernised by the present owners whilst still having scope to extend subject to the necessary planning consents.

In summary the accommodation provides potential purchasers with :- entrance hallway, four reception rooms including living room, dining room, family room and garden room, open plan breakfast kitchen with integrated appliances and a utility room leading to a useful covered side passage providing access to the garage and garden.



To the first floor there is a recently refitted family bathroom and three double bedrooms, two having direct access onto a large balcony which spans the width of the property and has views over the rear garden. The second floor provides an extremely generous principal bedroom (which could be sub-divided) and bathroom with windows overlooking the rear garden and countryside beyond. Outside the property has a wide tarmac driveway with parking for multiple vehicles, a garage and a large, private, West facing rear garden surrounded by established shrubs and trees.

Viewing is strictly by appointment with Xact Homes 01564 777 284.



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.

Council Tax band: G Tenure: Freehold





- 1930s Four Bedroom Detached House
- Well Presented Throughout
- Plot of Just Under 1/2 Acre
- Four Reception Rooms
- Modern Breakfast Kitchen
- Two Recently Refitted Bathrooms & Mega Flow Hot Water System
- Large West Facing Rear Garden

ENTRANCE HALL

GUEST WC

LIVING ROOM

21' 4" x 13' 1" (6.50m x 4.00m)

DINING ROOM

14' 9" x 10' 10" (4.50m x 3.30m)

FAMILY ROOM

12' 6" x 11' 8" (3.80m x 3.55m)

GARDEN ROOM

14' 9" x 10' 10" (4.50m x 3.30m)

OPEN PLAN BREAKFAST KITCHEN

23' 9" x 15' 3" (7.23m x 4.65m)

UTILITY

7' 7" x 5' 5" (2.30m x 1.65m)

COVERED SIDE PASSAGE

WC

FIRST FLOOR

BEDROOM TWO

16' 5" x 13' 1" (5.00m x 4.00m)

BEDROOM THREE

14' 9" x 12' 8" (4.50m x 3.85m)



**BEDROOM FOUR**

11' 8" x 11' 6" (3.55m x 3.50m)

FAMILY BATHROOM

10' 9" x 7' 5" (3.34m x 2.30m)

BALCONY WITH ACCESS FROM BEDROOM TWO & THREE**SECOND FLOOR****PRINCIPAL BEDROOM**

25' 11" x 17' 3" (7.90m x 5.25m)

BATHROOM

8' 4" x 7' 7" (2.55m x 2.30m)

TOTAL SQUARE FOOTAGE

Total floor area: 260.3 sq.m = 2802 sq.ft. approx

OUTSIDE THE PROPERTY**LARGE PRIVATE WESTERLY FACING REAR GARDEN****GARAGE**

19' 4" x 12' 6" (5.90m x 3.80m)

ITEMS INCLUDED IN THE SALE

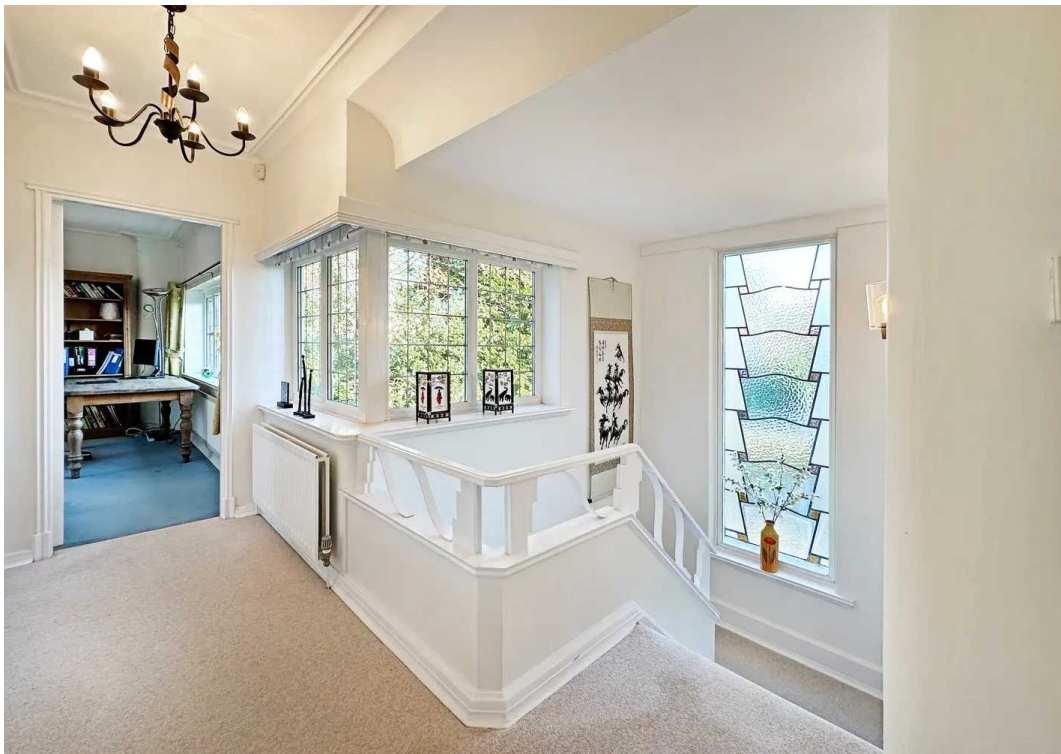
Oven, hob, extractor, fridge freezer and dishwasher, all carpets, curtains and blinds, two garden sheds and a woodstore.

ADDITIONAL INFORMATION

Services - mains gas, electricity, mains sewers and water on a meter. Broadband - yes. Loft Space - Boarded.

MONEY LAUNDERING REGULATIONS

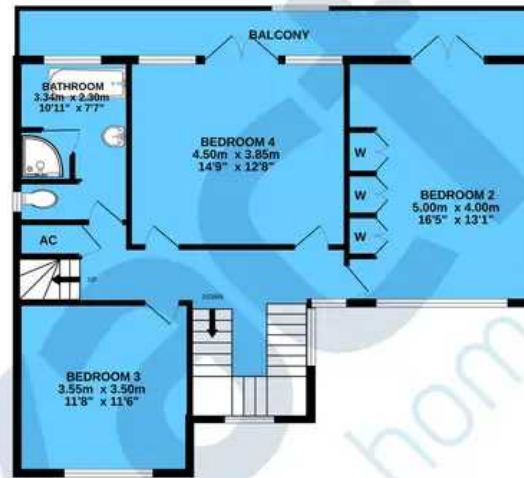
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



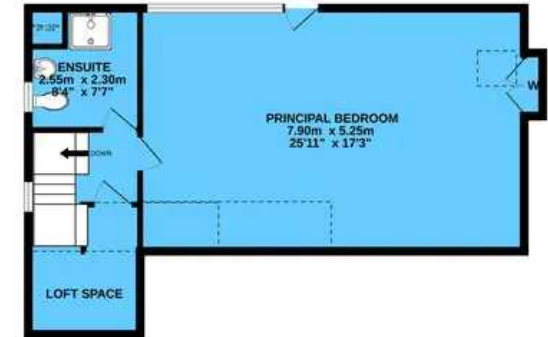
GROUND FLOOR
136.6 sq.m. (1470 sq.ft.) approx.



1ST FLOOR
72.3 sq.m. (778 sq.ft.) approx.



2ND FLOOR
55.4 sq.m. (597 sq.ft.) approx.



TOTAL FLOOR AREA : 264.3 sq.m. (2844 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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