



# Lady Byron Lane, Knowle

Guide Price £1,850,000

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## PROPERTY OVERVIEW

We are delighted to present this magnificent five bedroom traditional detached property, which sits on a half an acre plot and is set upon a highly sought after road of Knowle behind a large in and out driveway. The property has not been on the market for over 30 years and has been substantially extended and improved by its present owners offering a stunning family home consisting of five reception rooms, five bedrooms and a stunning open plan kitchen / diner / family room providing an exceptional living / entertainment space.

Upon entering the property, you are greeted by a grand entrance hall that sets the tone for the rest of the house. The ground floor boasts five reception rooms, offering ample space for both formal entertaining and every-day family living. The formal living room features a stunning feature fireplace with integrated log burner and opens into a cosy garden / play room providing views to the southerly facing rear garden. The additional reception rooms consist of a dining room to the front elevation, a study which is conveniently located off the utility and a further sitting room which is located off what is undoubtedly the highlight of the property, the stunning open plan kitchen, dining, and family room.





This space has been beautifully designed and extended with underfloor heating, a large skylight creating immense amounts of natural light and superb entertainment space overlooking the rear garden. The kitchen is equipped with top-of-the-range Bosch appliances, including four ovens, and features a bespoke curved granite breakfast bar, providing a focal point for culinary creations and social gatherings.

Moving upstairs, the property offers five double bedrooms and two bathrooms. The principal bedroom is a true sanctuary, complete with a dressing room and ensuite bathroom. Each bedroom is generously sized and offers a calming ambience, perfect for rest and relaxation. The remaining four bedrooms are serviced by the luxury bathroom with separate bath and shower and a separate wc. Two of the remaining four bedrooms also contain a sink with running hot and cold water and a mirror.



Outside, the beautifully landscaped and large south easterly facing rear garden is sure to impress. The tiered garden backs onto Copt Heath Golf Club, providing a picturesque backdrop and ensuring privacy and tranquility.



This thoughtfully designed outdoor space offers the perfect setting for outdoor dining with its large patio areas, play and relaxation. Included with the garden is a large summerhouse, green house and useful storage shed.

Additional features of this remarkable property include two garages, providing ample space for parking and storage. Additionally, when this property was built in 1930 it provided facilities for a servant. To this day, the property still offers a working bell system within all rooms, including bathroom facilities and a display board.

Situated in a highly sought-after location, this delightful home is within easy reach of local amenities, schools, and transport links. The area is renowned for its excellent schools, making it the perfect choice for families. Commuters will benefit from excellent transport links, with nearby train stations offering direct access to major cities and motorways providing convenient travel options.





Overall, this exceptional five bedroom detached house offers a level of luxury, space, and style that is second to none. With its stunning interior design, beautiful landscaped garden, and ideal location, this property is sure to attract discerning buyers seeking the perfect family home. Early viewing is highly recommended to fully appreciate the many benefits this property has to offer.

#### 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

- Magnificent Five Bedroom Traditional Detached Property
- Set Behind Large In & Out Driveway
- Significantly Extended & Improved
- Beautifully Landscaped South Easterly Facing Rear Garden Backing Onto Copt Heath Golf Club
- Five Reception Rooms
- Stunning Open Plan Kitchen / Dining & Family Room With Underfloor Heating
- Two Garages
- Principal Bedroom With Dressing Room & Ensuite
- Five Double Bedrooms & Two Bathrooms





## GRAND ENTRANCE HALL

### BOOT ROOM

8' 2" x 5' 3" (2.50m x 1.60m)

### WC

5' 3" x 3' 3" (1.60m x 1.00m)

### LIVING ROOM

20' 2" x 18' 6" (6.15m x 5.65m)

### GARDEN / PLAY ROOM

20' 2" x 7' 10" (6.15m x 2.40m)

### KITCHEN

18' 4" x 9' 10" (5.60m x 3.00m)

### DINING ROOM

13' 3" x 12' 0" (4.05m x 3.65m)

### PANTRY

### FAMILY ROOM

23' 11" x 15' 3" (7.30m x 4.65m)

### SITTING ROOM

18' 4" x 13' 5" (5.60m x 4.10m)

### STUDY

10' 6" x 8' 10" (3.20m x 2.70m)

### UTILITY

11' 1" x 6' 7" (3.39m x 2.00m)





## FIRST FLOOR

### PRINCIPAL BEDROOM

21' 0" x 14' 1" (6.40m x 4.30m)

### ENSUITE BATHROOM

13' 1" x 5' 11" (4.00m x 1.80m)

### DRESSING ROOM

8' 2" x 5' 11" (2.50m x 1.80m)

### BEDROOM TWO

18' 4" x 11' 0" (5.60m x 3.35m)

### BEDROOM THREE

14' 7" x 13' 5" (4.45m x 4.10m)

### BEDROOM FOUR

13' 11" x 10' 2" (4.25m x 3.10m)

### BEDROOM FIVE

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

### BATHROOM

10' 10" x 9' 10" (3.30m x 3.00m)

### WC

### TOTAL SQUARE FOOTAGE

Total floor area: 387.8 sq.m. = 4174 sq.ft. approx.

### OUTSIDE THE PROPERTY

LARGE LANDSCAPED SOUTH EASTERLY FACING REAR GARDEN

LARGE SUMMERHOUSE

GREEN HOUSE

STORAGE SHED

GARAGE ONE

GARAGE TWO

20' 4" x 10' 0" (6.20m x 3.05m)

**ITEMS INCLUDED IN SALE**

Four integrated ovens, integrated hob, extractor, fridge, fridge freezer, dishwasher, some carpets, some curtains, all blinds, fitted wardrobes in bedroom one and some light fittings.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers. Broadband - Sky. Loft space - 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 : 387.8 sq.m. (4174 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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