



Lady Byron Lane, Knowle

Guide Price £1,350,000

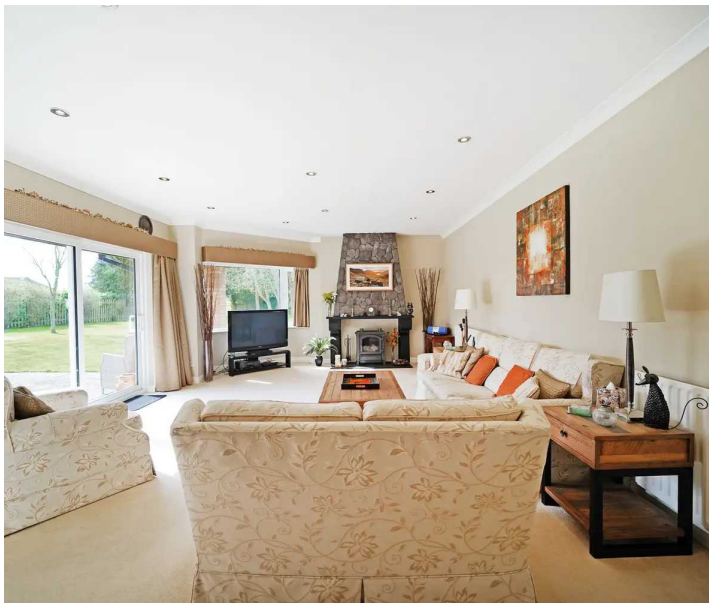
xact
EXCLUSIVE





PROPERTY OVERVIEW

Situated on this prestigious and highly sought-after road of Knowle, is this remarkable five-bedroom detached property which presents an outstanding opportunity for those seeking a luxurious, versatile and spacious family home. Nestled on a wide plot behind an in and out gated driveway, this residence exudes elegance and sophistication. Upon entering, you are greeted by a large hallway with guest cloakroom that leads you to the array of five reception rooms, each meticulously designed for different functions. The living room is extended and provides a relaxing ambience with views to the rear garden, while the dining room offers ample space for entertaining. A study, family room, and a gym cater to various lifestyle needs, ensuring there is a space for every activity. The heart of this home lies in the breakfast kitchen, featuring a central island and stunning Poggenpohl fitted kitchen - a chef's delight. The double garage provides convenience and ample storage with space for vehicles and belongings. The property boasts five well-appointed bedrooms, all thoughtfully designed for comfort and privacy. The principal and guest bedrooms come with fitted ensuite facilities, providing a touch of luxury.





The family bathroom completes the three bathrooms catering to the needs of the whole household, ensuring no compromise on convenience.

The beautifully landscaped private rear garden offers a serene retreat with a desirable south-westerly aspect, perfect for enjoying the outdoors in the comfort of your own home. Large patio areas are strategically placed to capture the afternoon and evening sun, making it an ideal spot for relaxation, entertaining or outdoor dining. With its blend of space and versatility, this property offers a lifestyle of luxury and comfort. Perfectly positioned in a coveted location and boasting a range of impressive features, this property is a rare find that offers an unparalleled living experience. Don't miss the opportunity to make this exquisite property your new home. Schedule a viewing today and experience the epitome of refined living in the heart of Knowle.

- Outstanding Opportunity To Purchase A Beautiful Five Bedroom Detached Property
- Located On A Premier And Highly Sought After Road Of Knowle
- Set On A Wide Plot Behind In and Out Gated Driveway
- Five Reception Rooms Including Living Room, Dining Room, Study, Family Room and Gym
- Breakfast Kitchen With Central Island And Poggenpohl Fitted Kitchen
- Double Garage
- Five Bedrooms With Three Bathrooms
- Principal And Guest Bedroom With Fitted Ensuite
- Beautifully Landscaped Private Rear Garden With South Westerly Aspect
- Large Patio Areas Catching Afternoon And Evening Sun



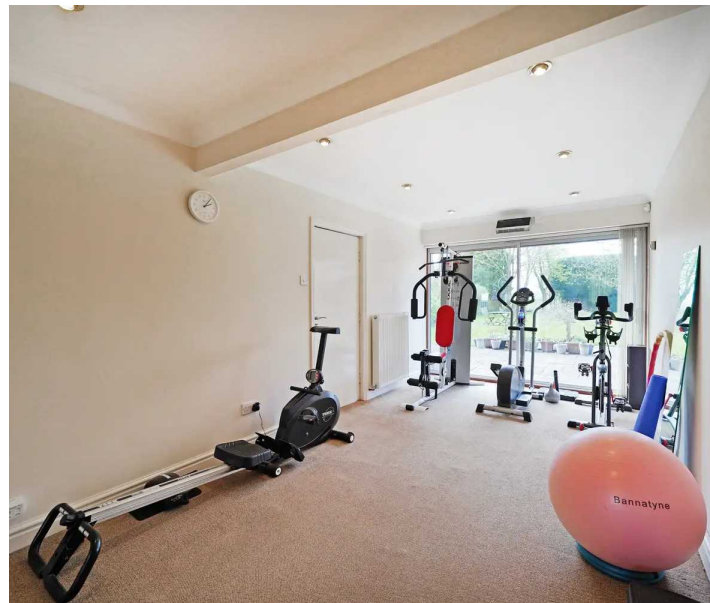


PROPERTY LOCATION

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: H

Tenure: Freehold



**PORCH**

7' 10" x 4' 3" (2.39m x 1.30m)

HALLWAY

21' 6" x 17' 11" (6.55m x 5.46m)

WC

7' 1" x 4' 11" (2.16m x 1.50m)

LIVING ROOM

26' 5" x 15' 9" (8.05m x 4.80m)

DINING ROOM

18' 4" x 11' 4" (5.59m x 3.45m)

FAMILY ROOM

17' 11" x 13' 3" (5.46m x 4.04m)

STUDY

8' 6" x 7' 10" (2.59m x 2.39m)

BREAKFAST KITCHEN

17' 1" x 13' 1" (5.21m x 3.99m)

UTILITY ROOM

7' 7" x 6' 1" (2.31m x 1.85m)

GYM

18' 1" x 9' 4" (5.51m x 2.84m)

SHOWER ROOM

7' 7" x 6' 1" (2.31m x 1.85m)

INTEGRAL DOUBLE GARAGE

23' 0" x 15' 9" (7.01m x 4.80m)





FIRST FLOOR

PRINCIPAL BEDROOM

19' 0" x 16' 11" (5.79m x 5.16m)

ENSUITE

10' 0" x 9' 6" (3.05m x 2.90m)

BEDROOM FIVE/DRESSING ROOM

10' 0" x 9' 2" (3.05m x 2.79m)

BEDROOM TWO

17' 9" x 11' 6" (5.41m x 3.51m)

BEDROOM THREE

13' 1" x 10' 10" (3.99m x 3.30m)

ENSUITE

7' 3" x 6' 1" (2.21m x 1.85m)

BEDROOM FOUR

13' 3" x 9' 2" (4.04m x 2.79m)

BATHROOM

10' 10" x 5' 11" (3.30m x 1.80m)

OUTSIDE THE PROPERTY

LANDSCAPED PRIVATE GARDEN

TOTAL SQUARE FOOTAGE

290 sq.m (3122 sq.ft) approx.



ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Gaggenau integrated hob, Gaggenau extractor, Gaggenau integrated fridge/freezer, Neff dishwasher, all carpets and blinds, some curtains and light fittings, fitted wardrobes in five bedrooms and Chamberlain Liftmaster electric garage door.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with ladder and lighting. Annual rent - annual tenancy agreement with King Edward Schools for land frontage to property - rent £75.00 pa.

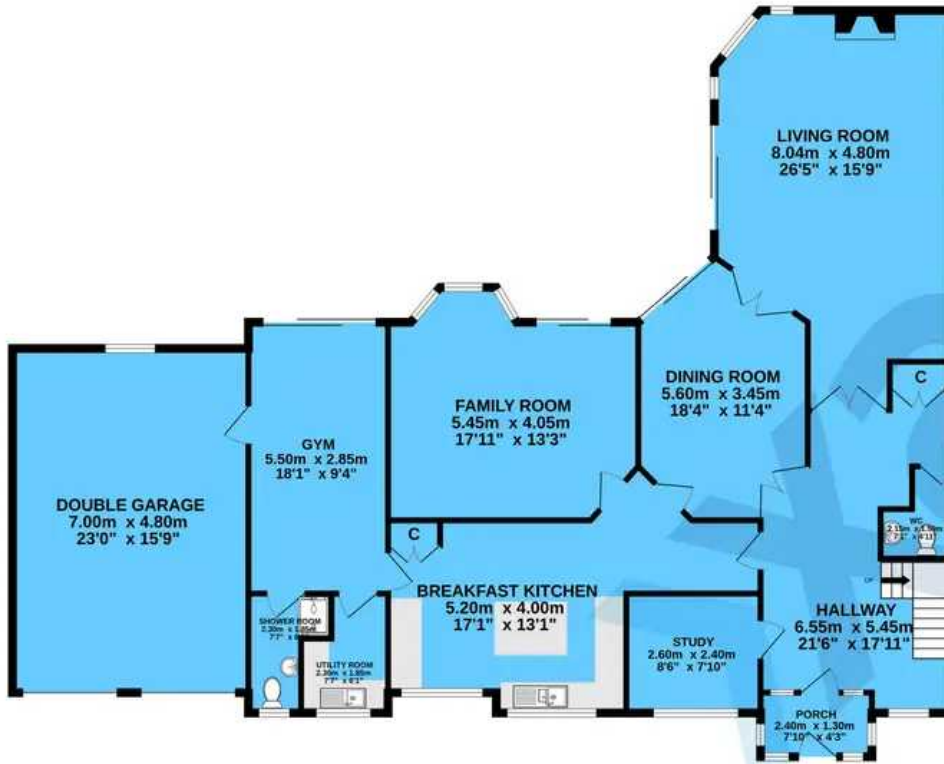
MONEY LAUNDERING REGULATIONS

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 : 290.0 sq.m. (3122 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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