



Lady Byron Lane, Knowle

Guide Price £2,350,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Introducing a truly remarkable property, situated in the prestigious Knowle Village, boasting an impressive 7500 square feet (approx.) of luxurious living space. Links Edge is a detached family home which offers an abundance of elegance and sophistication set over three floors, with stunning views overlooking the renowned Copt Heath Golf Club.

Approaching the property, you will be immediately struck by its commanding presence, enhanced by a wide frontage and a gated in and out block paved driveway, providing ample space for parking. The spacious entrance hallway welcomes you with its grandeur and sets the tone for the rest of this remarkable residence.





Spread over the ground floor are four reception rooms, providing flexibility for both formal and informal living. The ground floor also benefits from underfloor heating, ensuring year-round comfort. The highlight of this property is undoubtedly the magnificent open plan kitchen, dining, and family room, offering a seamless blend of style and functionality. This space is ideal for entertaining friends and family, as it effortlessly transitions to the large landscaped and private rear garden, perfect for outdoor gatherings and relaxation.

With an exceptional layout and ample space, this property offers six generously-sized bedrooms, each with their own en-suite bathroom, allowing for maximum comfort and privacy. The principal suite is a true sanctuary, boasting stunning views and a luxurious en-suite bathroom. The remaining bedrooms also benefit from ample natural light and plenty of storage space.





This property also presents an exciting opportunity, as planning permission has been granted for an additional side extension, offering the potential to increase the square footage to over 11000 square feet. This expansion could be utilised as an annexe, providing an ideal solution for multi-generational living or creating a private space for overnight guests or those seeking to run their business from home.

Nestled on a large plot, this remarkable home presents an idyllic escape from the hustle and bustle of daily life. The premier location within Knowle Village further adds to its appeal, offering a perfect blend of tranquility and convenience.

Furthermore, this property offers ample potential for further enhancement with the provision to convert the loft into a cinema room or games room, perfect for those seeking additional recreational space.



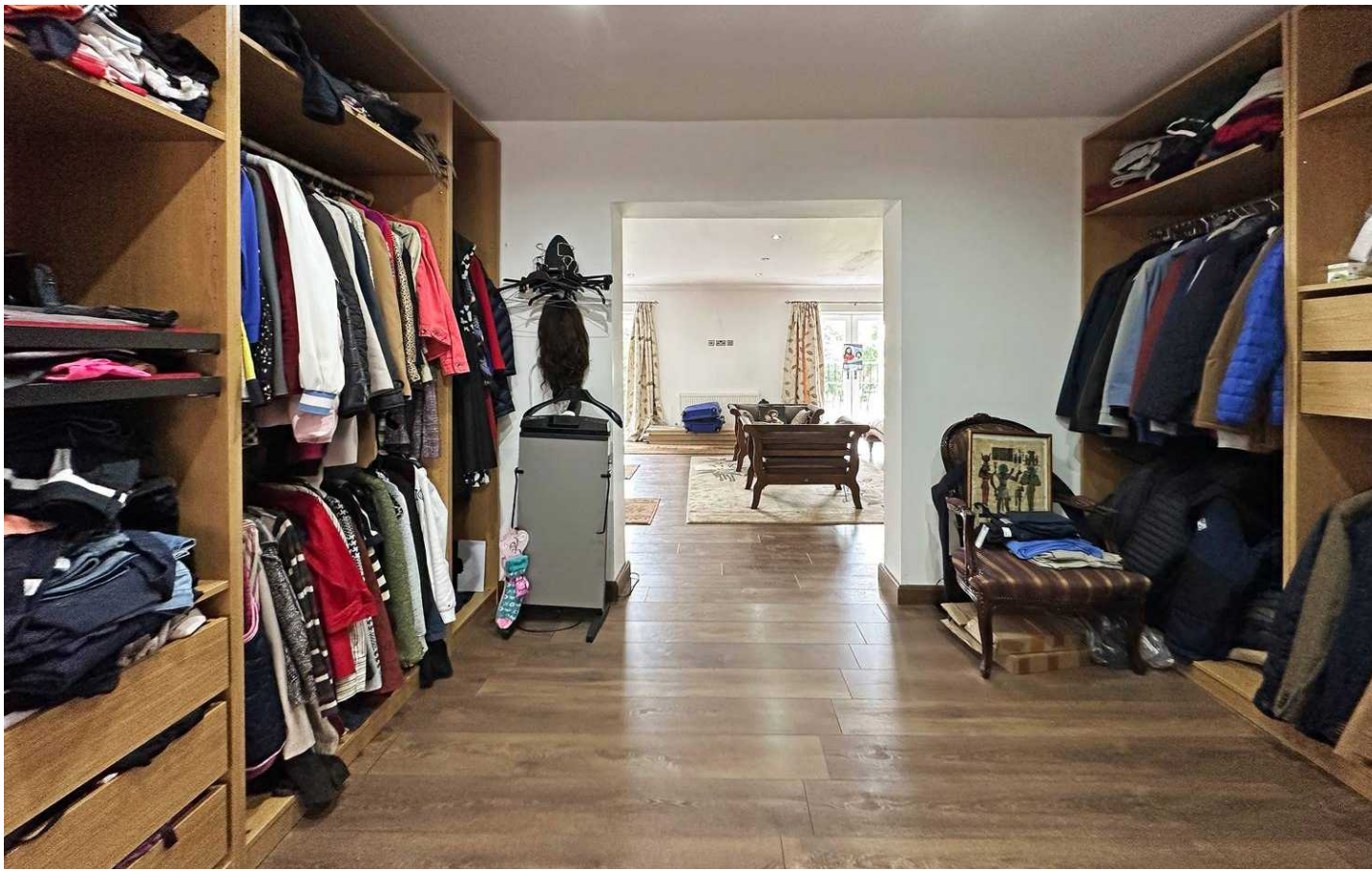


In conclusion, this stunning property presents an exceptional opportunity to acquire a magnificent family home in a highly sought-after location. With its impressive size, exquisite finishes, and potential for expansion, this residence is a true gem. Viewing is highly recommended to fully appreciate the unsurpassed quality and allure of this magnificent home.

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

- 7500 Square Feet Of Luxury Living
- Six Bedroom Detached Family Home
- Planning Permission For Side Extension Granted
- Stunning Views Of Copt Heath Golf Club
- Four Reception Rooms
- Open Plan Kitchen / Diner
- Principal Bedroom With Dressing Room & Ensuite
- Highly Versatile Property
- Stunning Rear Garden





ENCLOSED PORCH

ENTRANCE HALL

25' 0" x 16' 4" (7.62m x 4.99m)

DINING ROOM

20' 11" x 14' 7" (6.37m x 4.45m)

LOUNGE

26' 0" x 16' 1" (7.93m x 4.91m)

FAMILY ROOM

25' 11" x 22' 1" (7.90m x 6.73m)

OFFICE

13' 7" x 11' 0" (4.13m x 3.36m)

WC

7' 11" x 5' 11" (2.41m x 1.81m)

RECEPTION/GAMES ROOM

15' 9" x 16' 6" (4.81m x 5.02m)

SHOWER ROOM

7' 5" x 5' 7" (2.27m x 1.69m)

UTILITY

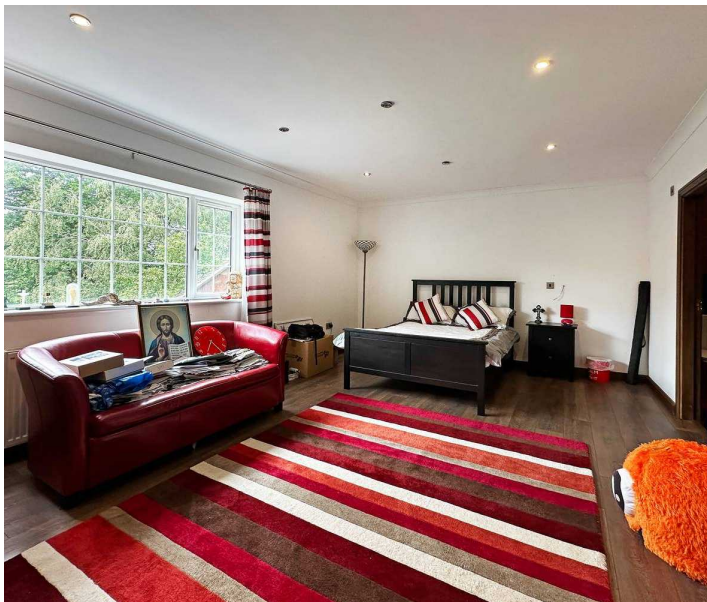
8' 1" x 6' 3" (2.46m x 1.91m)

KITCHEN

29' 2" x 17' 2" (8.90m x 5.23m)

BREAKFAST ROOM

12' 5" x 23' 9" (3.78m x 7.24m)





FIRST FLOOR

PRINCIPAL BEDROOM

19' 0" x 27' 0" (5.78m x 8.24m)

DRESSING ROOM

9' 11" x 12' 9" (3.03m x 3.88m)

ENSUITE

10' 1" x 12' 10" (3.08m x 3.92m)

BEDROOM TWO

17' 3" x 20' 4" (5.27m x 6.20m)

ENSUITE

10' 2" x 6' 0" (3.10m x 1.82m)

BEDROOM THREE

24' 3" x 16' 3" (7.38m x 4.95m)

ENSUITE

5' 8" x 10' 6" (1.73m x 3.19m)

LAUNDRY

2' 6" x 7' 1" (0.76m x 2.16m)

BEDROOM FOUR

18' 11" x 17' 11" (5.76m x 5.45m)

ENSUITE

7' 1" x 7' 4" (2.15m x 2.23m)

BEDROOM FIVE

13' 7" x 12' 11" (4.13m x 3.94m)

ENSUITE

4' 6" x 8' 3" (1.36m x 2.51m)



SECOND FLOOR

BEDROOM SIX

29' 11" x 10' 1" (9.13m x 3.08m)

BATHROOM

8' 6" x 5' 10" (2.59m x 1.78m)

CINEMA/GAMES ROOM

19' 0" x 38' 3" (5.78m x 11.67m)

TOTAL SQUARE FOOTAGE

Approx 7500 sq ft.

OUTSIDE THE PROPERTY

SOUTH WEST FACING GARDEN

OFF ROAD PARKING

Secure gated area for up to 10 cars

ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated oven, integrated hob, extractor, microwave, dishwasher, all fitted carpets, some curtains, all blinds, fitted wardrobes in all bedrooms, some light fittings, solar panels, underfloor heating on the ground floor (except the dining room), garden shed and CCTV.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Planning permission for triple garage and annexe. Kitchen/reception room, 4 bedrooms and 4 ensuites.

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT Fibre-Optic. 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.



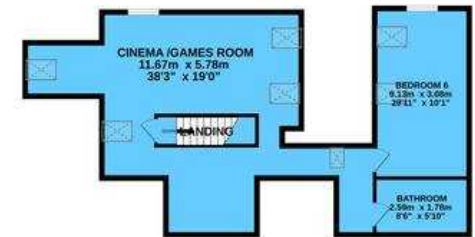
GROUND FLOOR



1ST FLOOR



2ND 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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