



THE DORMERS, 102 LADY BYRON LANE, KNOWLE, B93 9BA
ASKING PRICE OF £1,295,000



- »X Traditional Detached
- »X Six Bedrooms
- »X Highly Sought After Road Of Knowle
- »X Many Original Features
- »X Absolutely Stunning Tiered Gardens
- »X Scope For Extension
- »X Three Reception Rooms
- »X Double Garage
- »X Open Views To Copt Heath Golf Course

PROPERTY OVERVIEW

Located on a premier road of Knowle and affording stunning views to the front of Copt Heath Golf Course this beautiful six bedrooms detached property was last on the market over 30 year ago. The property boasts that it has only ever had three owners and was originally designed and built by an architect for his wife in 1935. The property is set within an outstanding and large plot behind a deep lawned foregarden and tarmacadam driveway providing ample parking for multiple vehicles and also benefits from a stunning landscaped westerly facing tiered gardens and grounds. Boasting many features associated with this era, to the ground floor the property boasts three reception rooms including dual aspect living room, dining room and snug, imposing entrance hallway with original parquet flooring, guest cloakroom and breakfast kitchen. To the first floor there are five bedrooms, two of which have ensuite facilities, and study area. The second floor provides a further guest bedroom with balcony. Outside the property enjoys large and outstanding landscaped gardens which are tiered with a most private and westerly facing aspect.

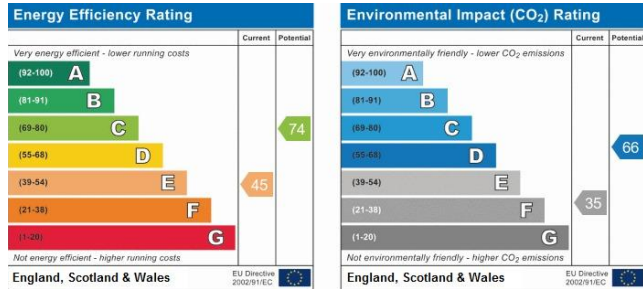
PROPERTY LOCATION

Conveniently located for all local amenities and is approximately three miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M40. The excellent shopping facilities of Solihull are also located close by and contain many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is located close to Junction 6 of the M42, which is some six miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).

COUNCIL TAX	Band G
TENURE	Freehold
SERVICES	Mains gas, electricity and water on a meter
BROADBAND	BT
LOFT SPACE	Boarded with ladder and lighting
GARDEN	Westerly facing

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, dishwasher, carpets, curtains, two sheds, outside lamp and security lights



PORCH

LIVING ROOM

16' 5" x 12' 10" (5.00m x 3.90m)

DINING ROOM

14' 5" x 12' 0" (4.40m x 3.65m)

SNUG

12' 0" x 10' 0" (3.65m x 3.05m)

HALLWAY

13' 0" x 8' 10" (max) (3.95m x 2.70m)

GUEST WC

4' 5" x 3' 3" (1.35m x 1.00m)

BREAKFAST KITCHEN

15' 11" x 10' 10" (4.85m x 3.30m)

BREAKFAST ROOM

7' 10" x 6' 8" (2.40m x 2.02m)

FIRST FLOOR

BEDROOM ONE

18' 3" x 12' 10" (5.55m x 3.90m)

JACK AND JILL BATHROOM

8' 0" x 7' 9" (2.45m x 2.35m)

SEPARATE WC

5' 6" x 2' 9" (1.70m x 0.85m)

BEDROOM TWO

14' 11" x 11' 0" (4.55m x 3.35m)

ENSUITE

8' 8" x 7' 5" (2.65m x 2.25m)

BEDROOM THREE

12' 0" x 11' 3" (3.65m x 3.42m)

BEDROOM FOUR

12' 0" x 8' 8" (max) (3.65m x 2.65m)

BEDROOM FIVE

8' 8" x 6' 7" (2.65m x 2.00m)

SECOND FLOOR

BEDROOM SIX

22' 6" x 7' 10" (6.85m x 2.40m)

OUTSIDE THE PROPERTY

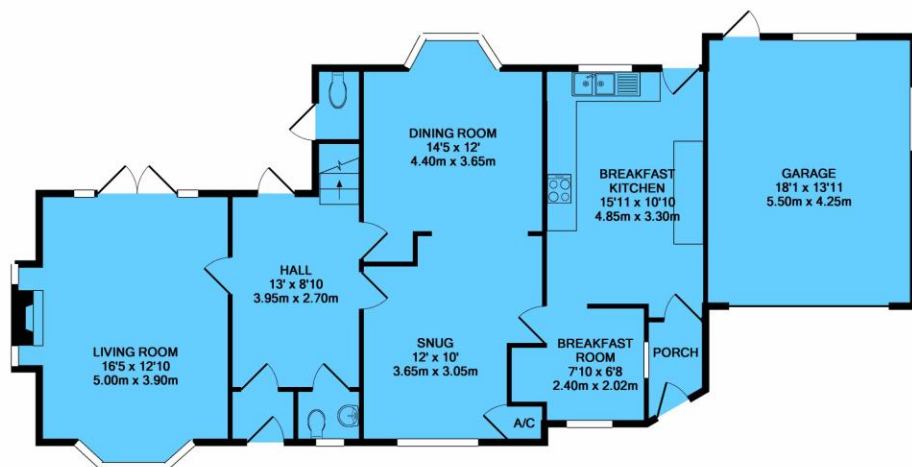
GARAGE

18' 1" x 13' 11" (5.50m x 4.25m)

WESTERLY FACING GARDEN



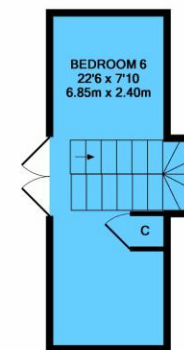




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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