



21 LADY BYRON LANE, KNOWLE, B93 9AT
ASKING PRICE OF £1,500,000



»X Six Bedroom Detached

»X Scope To Extend STPP

»X Wide Plot With In & Out Driveway

»X South Facing Landscaped Garden

»X Downstairs Annexe

»X Breakfast Kitchen

»X Living Room & Dining Room

»X Study

»X Double Garage

PROPERTY OVERVIEW

Located upon a premier road of Knowle, this substantial six bedroom detached property benefits from a large southerly facing rear garden backing onto Copt Heath Golf Course and is set behind wide frontage with in and out driveway. Internally the property offers extremely versatile accommodation with five bedrooms and study to the first floor and integral granny annexe / teenage suite located to the ground floor. However, it offers further scope for improvement / extension or redevelopment subject to the necessary planning permissions. Briefly the property affords:- large in and out driveway, entrance hallway, guest cloakroom, dual aspect living room, dining room, breakfast kitchen, large family room / annexe living room, shower room and downstairs bedroom. To the first floor are five double bedrooms (master with ensuite) and a separate study. The property also benefits from an integral double garage. However, there is scope to relocate the garage to the side of the property (subject to planning) and affords extensive landscaped gardens with water feature, extensive patio and offering uninterrupted views to Hole Number Two Of Copt Heath Golf Course.

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

BROADBAND

Plusnet - Fibre Optic

LOFT SPACE

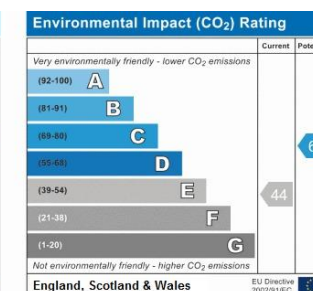
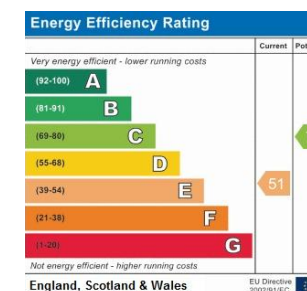
Boarded with ladder and lighting

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

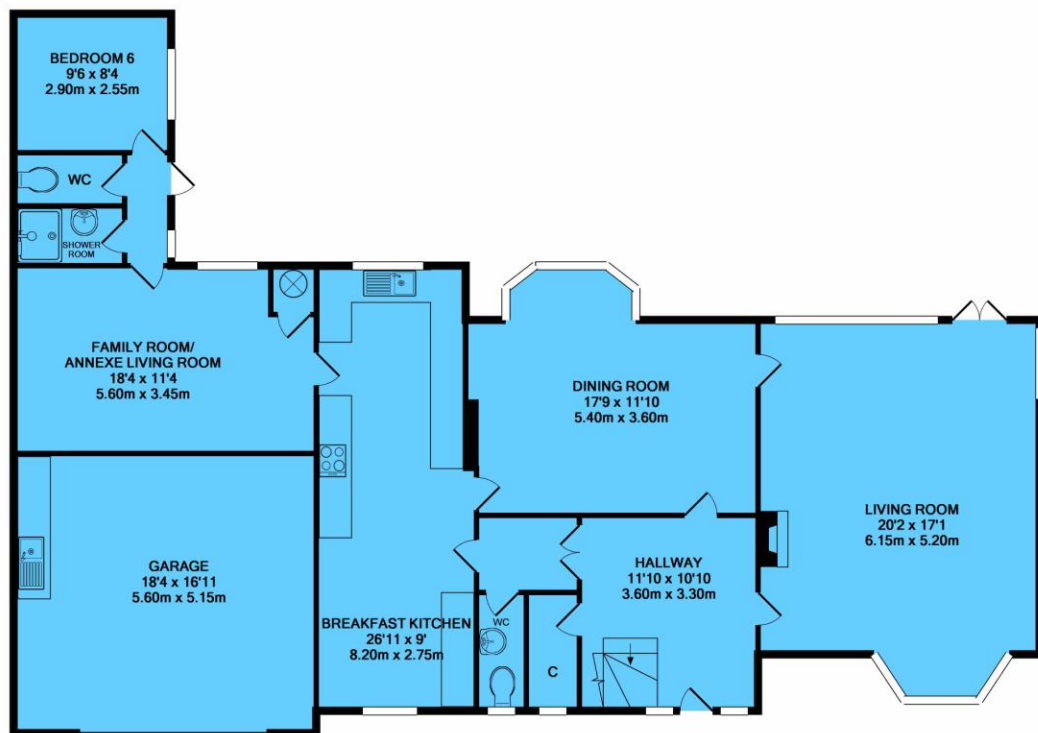
Carpets, curtains, light fittings (excluding dining room), Leisure free standing cooker and extractor, Hotpoint fridge and freezer, Electrolux dishwasher, Candy washing machine and Indesit tumble dryer.



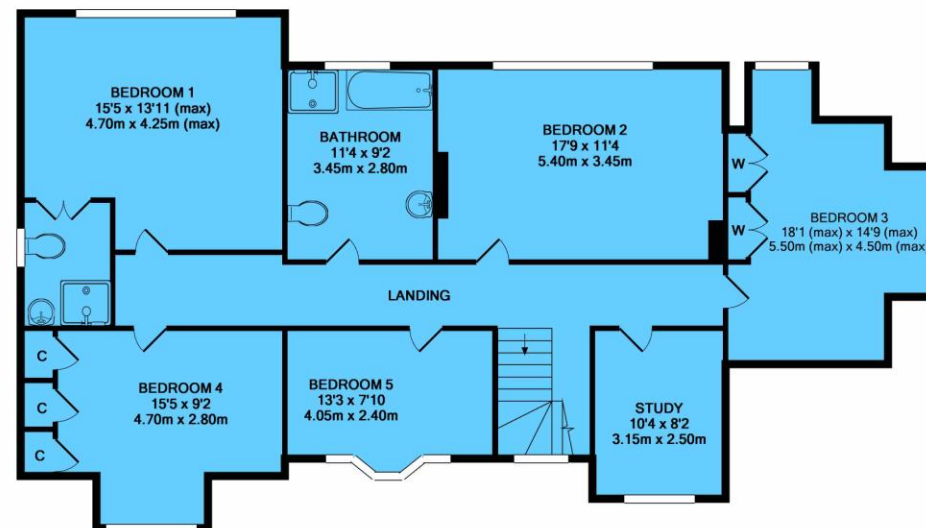
	FIRST FLOOR LANDING
	BEDROOM ONE 15' 5" x 13' 11" (max) (4.7m x 4.25m)
	ENSUITE 5' 6" x 7' 2" (1.7m x 2.2m)
	BEDROOM TWO 17' 9" x 11' 4" (5.4m x 3.45m)
	BEDROOM THREE 18' 1" (max) x 14' 9" (max) (5.5m x 4.5m)
	BEDROOM FOUR 15' 5" x 9' 2" (4.7m x 2.8m)
	BEDROOM FIVE 13' 3" x 7' 10" (4.05m x 2.4m)
	FAMILY BATHROOM 11' 4" x 9' 2" (3.45m x 2.8m)
	STUDY 10' 4" x 8' 2" (3.15m x 2.5m)
	OUTSIDE THE PROPERTY
	DOUBLE GARAGE 18' 4" x 16' 11" (5.6m x 5.15m)
	PRIVATE SOUTH FACING GARDEN
HALLWAY 11' 10" x 10' 10" (3.6m x 3.3m)	
LIVING ROOM 20' 2" x 17' 1" (6.15m x 5.2m)	
DINING ROOM 17' 9" x 11' 10" (5.4m x 3.6m)	
BREAKFAST KITCHEN 26' 11" x 9' (8.2m x 2.75m)	
FAMILY ROOM/ANNEXE LIVING ROOM 18' 4" x 11' 4" (5.6m x 3.45m)	
BEDROOM SIX 9' 6" x 8' 4" (2.9m x 2.55m)	
SHOWER ROOM & WC	
GUEST CLOAKROOM	







GROUND FLOOR



1ST 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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