



# Lady Byron Lane, Knowle

Guide Price £1,600,000

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## PROPERTY OVERVIEW

This significantly extended and improved five bedroom detached property resides upon a highly sought after road of Knowle and benefits from having been internally remodelled and refurbished to the highest specification throughout. Set behind a large in and out driveway the property boasts three reception rooms including living room, dining room and family room which are accessed via an imposing entrance hallway, a bespoke breakfast kitchen finished with granite worksurface with breakfast area affording views to the swimming pool and beautifully landscaped rear gardens, utility, guest cloakroom, five bedrooms (principal with ensuite), Jack and Jill bathroom to bedrooms two and three and a luxury family bathroom. The property is set on a large and wide plot and to the rear are professionally landscaped south westerly facing gardens with full width patio area, heated swimming pool and summer house. Internal inspection of this stunning property is highly recommended.





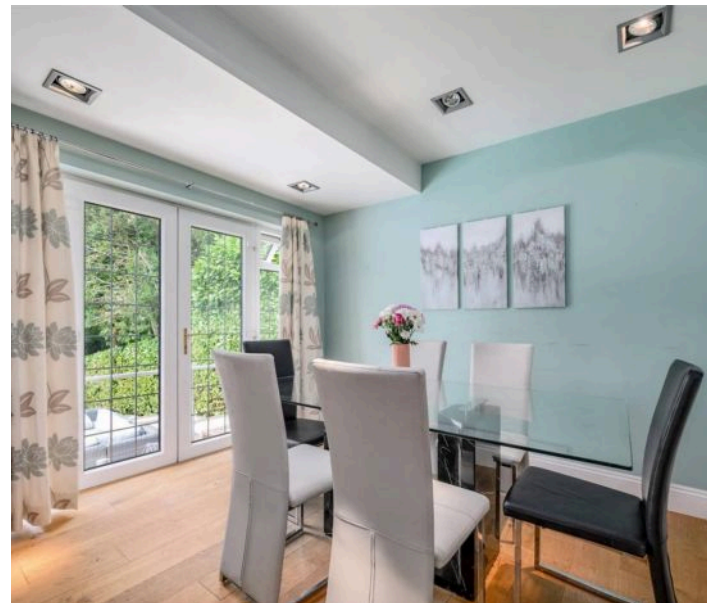


## PROPERTY LOCATION

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







- Stunning Five Bedroom Detached
- Highly Sought After Road In Knowle
- Remodelled & Completely Refurbished
- Stunning Breakfast Kitchen
- Three Bathrooms
- Swimming Pool
- Double Garage
- Landscaped Rear Garden

**HALL**

25' 4" x 8' 11" (7.73m x 2.73m)

**LIVING ROOM**

27' 11" x 16' 4" (8.50m x 4.98m)

**FAMILY ROOM**

16' 11" x 15' 5" (5.16m x 4.70m)

**BREAKFAST KITCHEN**

19' 1" x 15' 10" (5.81m x 4.83m)

**DINING ROOM**

11' 1" x 9' 11" (3.38m x 3.03m)

**UTILITY**

13' 10" x 5' 9" (4.21m x 1.74m)

**WC**

5' 4" x 3' 5" (1.63m x 1.04m)

**INTEGRAL GARAGE**

18' 6" x 14' 4" (5.64m x 4.36m)



## FIRST FLOOR

### PRINCIPAL BEDROOM

20' 6" x 13' 1" (6.26m x 4.00m)

### ENSUITE

11' 2" x 6' 4" (3.40m x 1.92m)

### BEDROOM TWO

16' 4" x 10' 5" (4.99m x 3.17m)

### JACK N JILL BATHROOM

10' 4" x 10' 0" (3.16m x 3.04m)

### BEDROOM THREE

16' 0" x 13' 2" (4.87m x 4.02m)

### BEDROOM FOUR

12' 8" x 12' 2" (3.87m x 3.70m)

### BEDROOM FIVE

12' 3" x 8' 2" (3.73m x 2.48m)

### BATHROOM

9' 2" x 6' 9" (2.79m x 2.05m)

### TOTAL SQUARE FOOTAGE

255.3 sq.m (2748 sq.ft) approx.

### OUTSIDE THE PROPERTY

**SOUTH WEST FACING REAR GARDEN**





#### **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, fridge, freezer, Neff fridge freezer, Bosch dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in four bedrooms, garden shed, CCTV and electric garage door.

#### **ADDITIONAL INFORMATION**

Services – Mains gas and electricity. Broadband – Sky – Fibre optic. Loft Space – Boarded with ladder and lighting.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

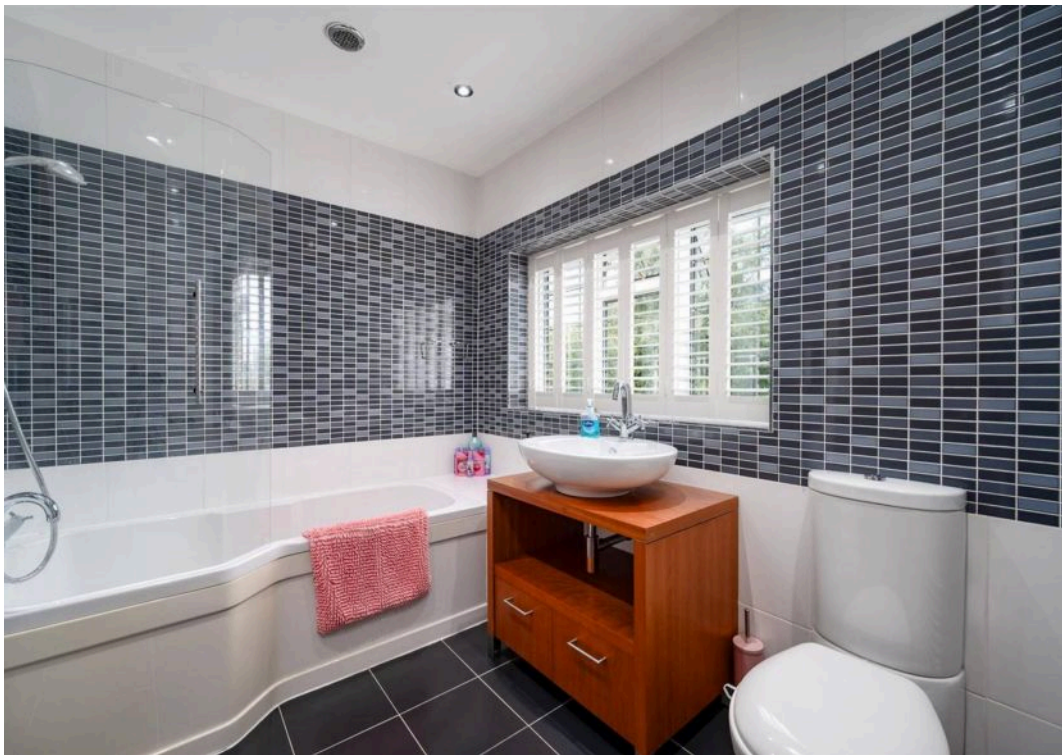
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

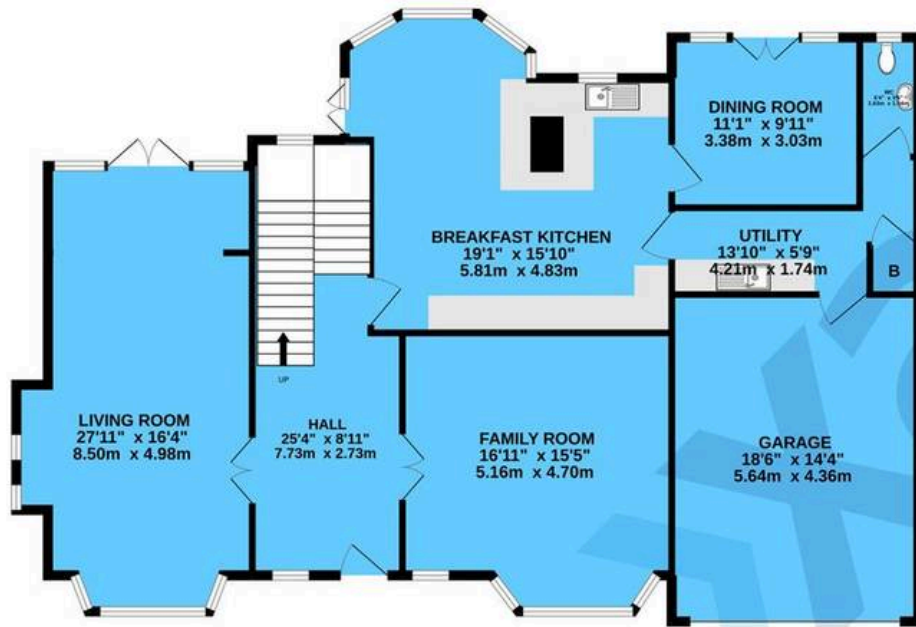
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



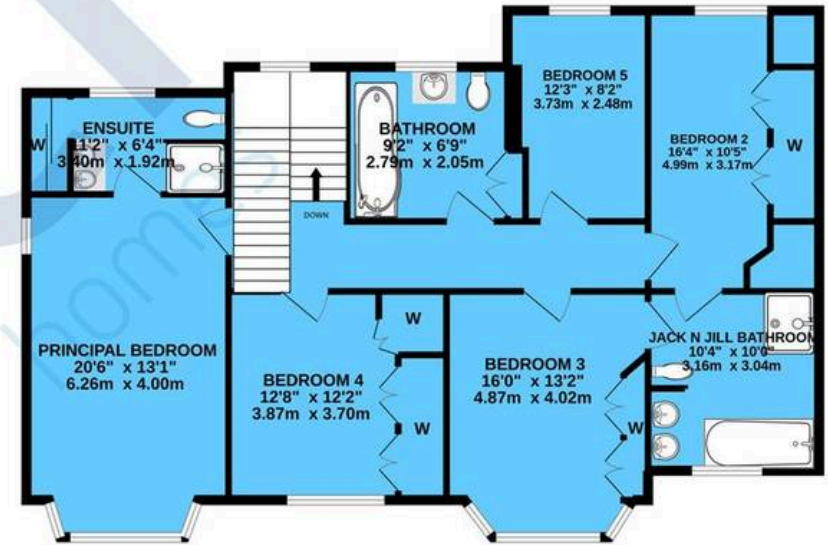




GROUND FLOOR  
1530 sq.ft. (142.2 sq.m.) approx.



1ST FLOOR  
1217 sq.ft. (113.1 sq.m.) approx.



TOTAL FLOOR AREA : 2748 sq.ft. (255.3 sq.m.) 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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