



**Lady Byron Lane, Knowle**  
Guide Price £1,200,000





## PROPERTY OVERVIEW

Situated on one of the premier roads in the sought-after area of Knowle, this property presents an outstanding opportunity for those looking to develop or build two properties, subject to the necessary planning permissions. The large five-bedroom detached bungalow offers a versatile layout with spacious accommodation throughout, making it an ideal canvas for creating a dream home. Upon arrival, you are greeted by a large entrance hallway which doubles as a dining hall, providing access to the living room, study area, breakfast kitchen, utility room, and guest cloakroom. The layout is conducive to modern living and offers ample space for both relaxation and entertainment. The property is set on a large corner plot with a substantial driveway that offers ample parking space and the potential to create a separate access off Warwick Road. Further adding to the convenience is a double garage located to the front of the property, ensuring secure parking for vehicles. Inside, the bungalow boasts five well-appointed bedrooms, with the principal bedroom benefitting from an ensuite bathroom. The remaining bedrooms are serviced by a family bathroom, providing comfort and privacy for all residents. The property's large front, side and rear gardens and grounds offer ample outdoor space for relaxation and leisure activities.



Positioned on a corner plot, this property presents outstanding potential for further development, extension, and improvement, subject to obtaining the necessary planning permissions. The opportunity to create a bespoke living space tailored to individual needs makes this property a rare find in the current market. In summary, this property on a premier road in Knowle is a rare find, offering a unique opportunity for buyers seeking a large bungalow with scope for development and personalisation. With its versatile layout, generous parking facilities, and potential for enhancement, this property presents an exciting prospect for those looking to create their dream home in a highly desirable location.

#### 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



- Located On One Of The Premier Roads Of Knowle
- An Outstanding Opportunity To Develop / Build Two Properties Subject To The Necessary Planning Permissions
- Large Five Bedroom Detached And Versatile Bungalow Offering Spacious Accommodation Throughout
- Set On A Large Corner Plot With A Large Driveway Providing Ample Parking And Potential To Create A Separate Access Off Warwick Road
- Large Entrance Hallway / Dining Hall Providing Access Into Living Room, Study Area and Breakfast Kitchen Plus Utility And Guest Cloakroom
- Five Bedrooms With The Principal Bedroom Affording An Ensuite And The Remaining Bedrooms Serviced Via The Family Bathroom
- Double Garage To the Front Of The Property With Superb Parking
- Formal Gardens And Grounds To The Front, Side And Rear Of The Property
- Situated On A Corner Plot And Offering Outstanding Potential For Development And Or Extension And Improvement STPP

**PORCH**

**ENTRANCE HALLWAY**

**DINING HALL**

17' 2" x 9' 6" (5.23m x 2.90m)

**STUDY AREA**

19' 0" x 13' 9" (5.79m x 4.19m)

**LIVING ROOM**

19' 4" x 15' 10" (5.89m x 4.83m)

**BREAKFAST KITCHEN**

16' 7" x 10' 5" (5.05m x 3.18m)

**UTILTY ROOM**

10' 9" x 4' 7" (3.28m x 1.40m)



**WC**

**INTEGRAL DOUBLE GARAGE**

**PRINCIPAL BEDROOM**

24' 7" x 12' 6" (7.49m x 3.81m)

**ENSUITE**

8' 10" x 8' 6" (2.69m x 2.59m)

**BEDROOM TWO**

18' 11" x 10' 7" (5.77m x 3.23m)

**BEDROOM THREE**

12' 6" x 10' 6" (3.81m x 3.20m)

**BEDROOM FOUR**

14' 9" x 10' 6" (4.50m x 3.20m)

**BEDROOM FIVE**

10' 6" x 10' 5" (3.20m x 3.18m)

**BATHROOM**

12' 8" x 10' 4" (3.86m x 3.15m)

**TOTAL SQUARE FOOTAGE**

241.7 sq.m (2602 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**FORMAL GARDENS & GROUNDS**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher (doesn't work), electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in four bedrooms.



#### ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

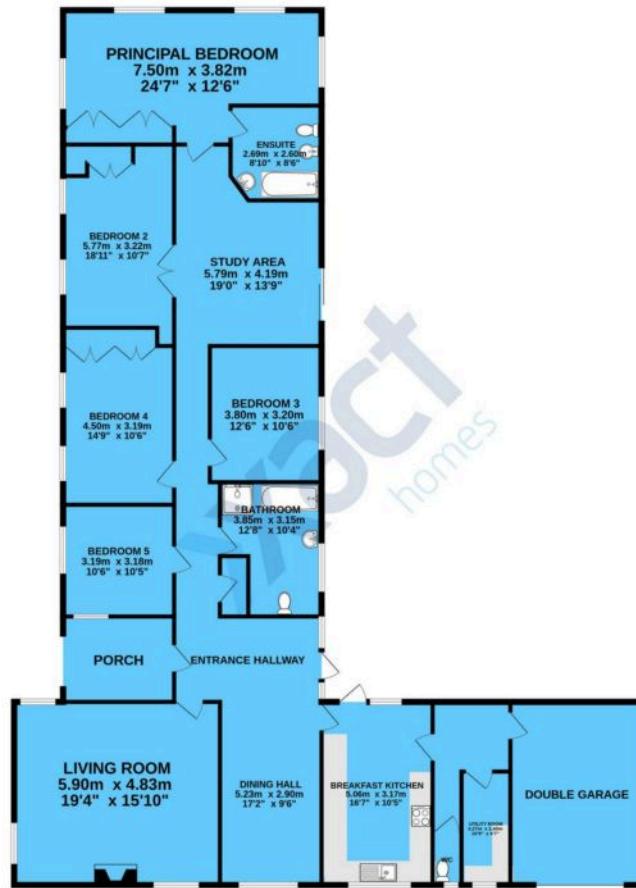
#### INFORMATION FOR POTENTIAL BUYERS

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



TOTAL FLOOR AREA : 241.7 sq.m. (2602 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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**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • [knowle@xacthomes.co.uk](mailto:knowle@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

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