



John Shepherd

Estate Agents



19 Lady Byron Lane
Knowle
B93 9AT

Price On Application

Freehold

An impressive 10,175 sqft family
home

6 large bedrooms, all with en-suites
and walk in wardrobes

Finger print recognition entrance
door

Picturesque Views Overlooking Copt
Heath Golf Course

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[19 Lady Byron Lane](#)

This is a stunning and dynamic newly built, detached family home of 10,175 sqft spread over 3 full floors and set on a half acre plot.

This chic property has been specifically designed and built with the modern family in mind and provides the new owners with the perfect opportunity to own their dream home. This includes the utilisation of the latest in high quality building techniques, fixtures, fittings and technology.

The property is entered through the contemporary front door which incorporates finger print recognition.

The reception hall, with starlight quartz flooring, has a magnificent central staircase of glass and satin steel, making a stylish first impression. This is filled with light from the large top floor vision roof window, which can be viewed through the galleried stairs and chandelier void.

To the ground floor there is a family snug, shower room and WC, large family lounge, with feature fireplace and sliding patio doors opening onto the rear garden. An extremely striking kitchen and family room, also with starlight quartz tiles and expansive bespoke work surfaces is impressive for its sheer size and the range of fitted units and integral appliances. There is also access to the utility room which leads to the double garage.

The first floor has a galleried landing leading to 3 bedrooms. The master suite has a large ensuite, over 20 meters of walk in wardrobes and a private balcony overlooking Copt Heath Golf Course. Bedrooms 2 and 3 are both well sized with double sided walk in wardrobes and ensuites with his and her sinks. The first floor also boasts a home office, Comms room, airing cupboard, store and large games room that is perfectly sized for a full size snooker table.



ON THE GROUND FLOOR

Reception Hall

Snug 16'5" x 21'2" (5.61m x 6.46m)

Lounge 31'3" x 21'2" (9.47m x 6.46m)

Dining Room 16'5" x 16'4" (5.01m x 4.98m)

Kitchen/Breakfast/Family Room 33'3" x 22'6" (10.13m x 6.87m)

Utility 7'10" x 16'10" (2.40m x 5.73m)

Shower Room/WC

Double Garage 21'7" x 22'6" (6.58m x 6.86m)

ON THE FIRST FLOOR

Master Bedroom 32'10" x 12'10" (10.00m x 3.92m)
with double walk through wardrobes

Master Ensuite

Bedroom 2 17'8" x 14'11" (5.39m x 4.53m) with double
walk in wardrobes

Ensuite Shower Room with his and her sinks

Bedroom 3 17'3" x 14'11" (5.25m x 4.54m) with
double walk in wardrobes

Ensuite Shower Room with his and her sinks

Games Room 18' x 22'5" (5.48m x 6.83m)

Home Office 12'2" x 16'4" (3.71m x 4.97m)

Comms Room with server

Airing Cupboard

Storage room X 2

ON THE SECOND FLOOR

Landing

Bedroom 4 23'3" x 18'9" (5.71m x 7.08m) with walk in
wardrobes and 2 Velux windows

Ensuite Bathroom with bath, his and her sinks and
shower room

Bedroom 5 15'2" x 20' (4.62m x 6.10m) max with walk
in wardrobes and Velux window

Ensuite Shower Room

Bedroom 6 11'7" x 20'1" (3.54m x 6.12m) with walk in
wardrobes and Velux window

Ensuite Shower Room with velux window

Cinema Room 21'1" x 20'1" (6.43m x 6.12m) with
Velux window

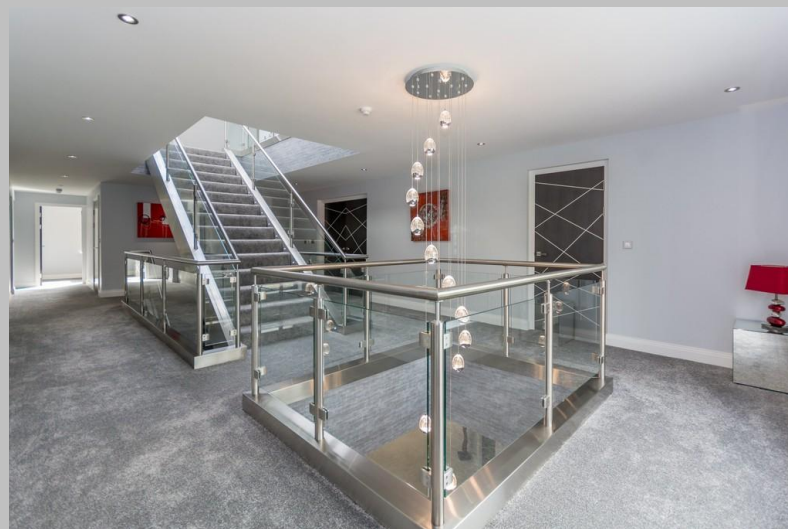
Spare Room 18'8" x 20'5" max (6.22m x 5.69m) with
Velux window

The second floor comprises a spacious landing, with the huge vision roof window, leading to bedroom 4, bedroom 5, and bedroom 6 which are all complete with walk in wardrobes and ensuites. There are 2 stores, with one being a large double bedroom size store, and last, but not least, the second floor is also home to your very own cinema room!

The front of the property provides a complimentary block paving driveway with generous parking. The garden of this remarkable property is an excellent size and predominantly laid to lawn. There is also a superb patio, ideal for entertaining. To the side of the house, via steel security gates, there is a large lawned area which incorporates special crated bases where many cars can be parked.

19 Lady Byron Lane is a truly stunning family home located in a first class neighbourhood, with all the amenities you would need and expect. The area is surrounded with a number of outstanding state and private schools making it the ideal location for family life.

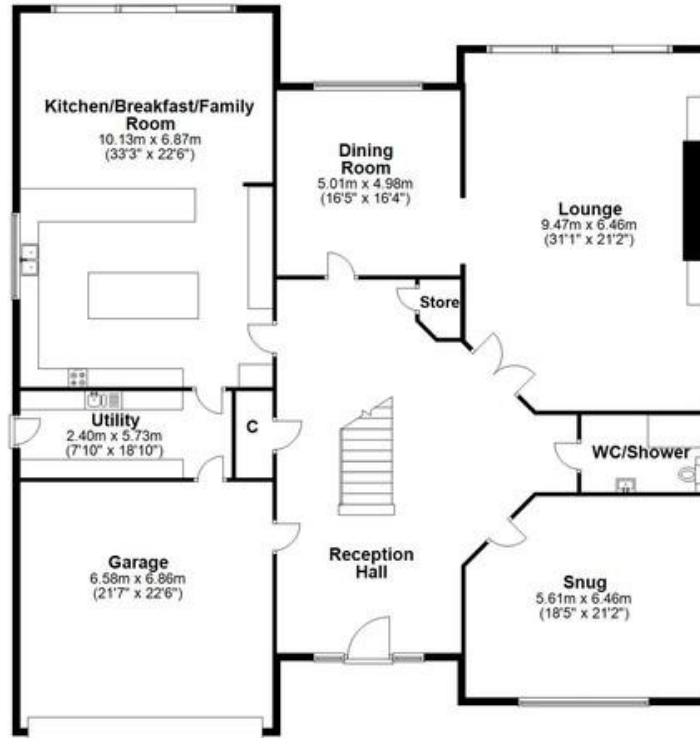
Total floor area approximately
10,174.6 sq. ft.(945.3 m)
Ground floor area approximately
3,493.4 sq. ft. (324.6 m)
First floor area approximately
3,466.1 sq. ft. (322.0 m)
Second floor area approximately
3,215 sq. ft.(298.7 m)





Ground Floor

Approx. 324.6 sq. metres (3493.4 sq. feet)

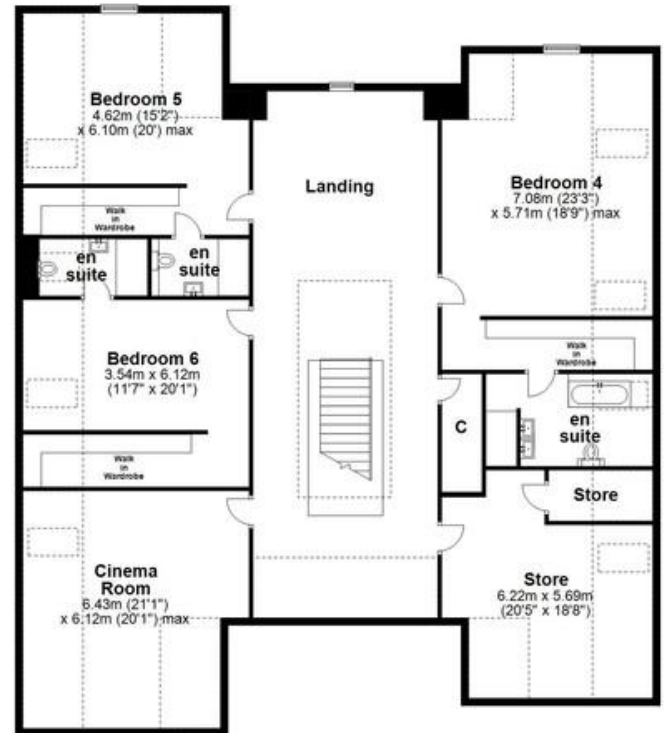


Second Floor

Approx. 298.7 sq. metres (3215.0 sq. feet)

First Floor

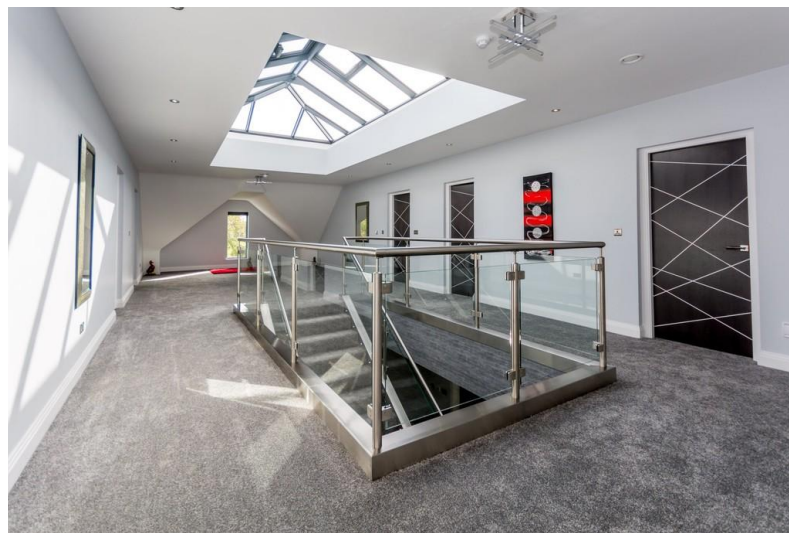
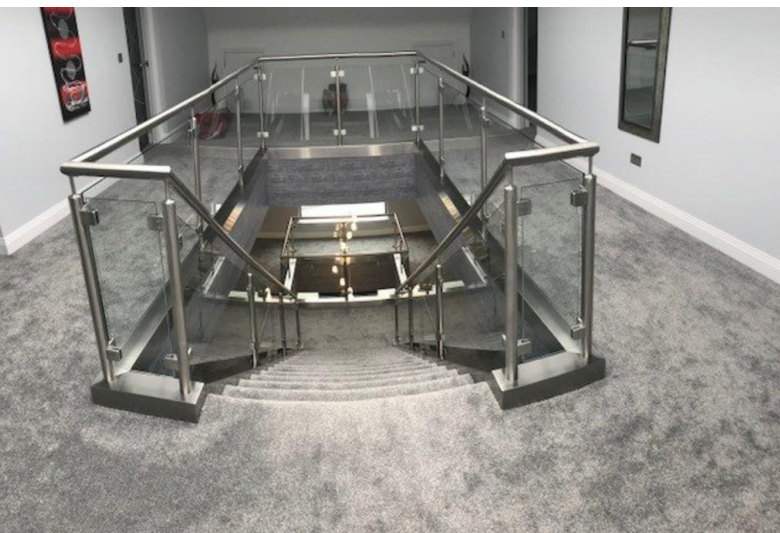
Approx. 322.0 sq. metres (3466.1 sq. feet)



Total area: approx. 945.3 sq. metres (10174.6 sq. feet)

Measurements are approximate and should be used for illustrative purposes only
Plan produced using PlanUp

19 Lady Byron Lane



SPECIFICATIONS

KITCHEN

Bespoke design with unique 45mm worktops, incorporating stainless steel centres, a range of the latest Samsung appliances including 5 ovens, microwave, integrated full height fridge and freezer, dishwasher, wine cooler, induction hob and extractor.

BATHROOMS/ENSUITES

Free standing bath to master ensuite and built in bath to ensuite 4. Hansgrohe shower to master ensuite wet room. Floor to ceiling tiles and mains heated designer towel rails in all 8 bathrooms/ensuites. His and her sinks in the 4 main en-suites.

HEATING

Underfloor heating to all 3 concrete floors, including ensuites and walk in wardrobes. Heatmiser smart control underfloor heating system. Built in real flame gas fire in lounge. Balanced heat recovery and air circulation system (2 units) providing year round fresh air and controlled room temperature throughout the house.

ELECTRICAL/LIGHTING/MEDIA

3 phase electric supply. Full house voice, data and entertainment system functioning via wi-fi, hard wiring and Cat 6 cabling Via the central server in the Comms room. Fully integrated and centralised vacuum system. Sonus integrated sound system (to selected areas upgrade options available to buyer via pre wired system). 5 wi-fi boosters. Immediate hot water pump system to all taps. Automated blinds to windows and all patio doors, controlled via the Somfy app or wall mounted controls in all rooms. LED lights throughout. Remote control 6m garage door. Fully integrated smoke detector system.

SECURITY

Outside lights to all sides with PIR activation. Fully integrated alarm system controlled via the Home Control security app. 9 cameras, with recording facilities controlled via specialist app. Multi locking system to all external doors and windows. Finger print recognition to the front door with up to 99 identifications.

INTERNAL FINISH

Outstanding insulation created by the method of build. Bespoke internal oak doors with modern design, incorporating brushed steel handles and furniture. Polished steel and glass galleried staircase and hand rails. Approximately 50 meters of built in walk in wardrobes. 6.3m x 3.1m vision roof window with automatic control for temperature controlled opening or rain controlled closure.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

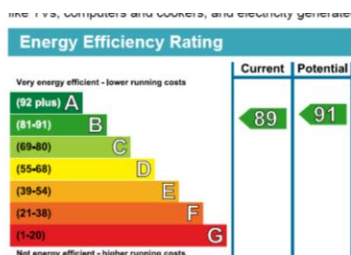
Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: Solihull Metropolitan Borough Council.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a



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