



24 Lady Byron Lane
Sale Price £1,500,000



Love
Property Co.

24 Lady Byron Lane

Knowle, Solihull, B93 9AU

Tenure – Freehold

EPC Rating – D

Council Tax Band - G

Love Property Co are delighted to offer this significantly extended and stylishly designed throughout five-double bedroom property set on the prestigious Lady Byron Lane in Knowle.

Located on one of the area's most sought after roads, this must be viewed stunning family home is not only luxurious but carries a very clever designed warm feeling the minute you walk through the door. Each of the rooms have been professionally designed in a unique way whilst keeping the character wherever possible, including beams in the family room and the original servant's indicator box in the kitchen. The property has undergone significant renovation and extension, most recently to add a new master suite to the first floor with garage below. There is significant scope to extend the accommodation further at both ground and first floor, and planning permission has already been approved for the installation of dormer windows to the rear elevation of the second floor.

The property briefly comprises:

Newly refurbished porch with double doors leading to the welcoming entrance hall.

Dining Room/Library Room 10'11" x 12' 11" (3.32m x 3.94m) -

Currently used as a library and snug, panelled room with gas fire is the perfect place to relax with a book.

Kitchen 17' 11" x 14' (5.47m x 4.26m) - This stylish contemporary kitchen with hand painted wall and base units, granite work tops, 'tumbled' stone floor, integrated appliances including Britannia double oven, gas hob, Elica remote controlled extractor, integrated dishwasher and stand-alone high quality Samsung fridge/freezer. There is also an island with oak work top, breakfast bar and integrated Siemens microwave and additional storage.

Family/Dining Room 33' x 10' (10.06m x 3.06m) - With a beautiful vaulted ceiling, exposed beams, open feature gas fire with several double doors leading to the garden is the perfect space for family relaxing or guest entertaining.

Lounge 17' 11" x 11' 6" (5.47m x 3.50m) - Beautifully and stylishly presented living room to the front of the property with alcove bay window, solid oak flooring and built in feature fireplace with remote controlled Dru gas fire . Leading to;



Garden Room/Study 10'1" x 14'3" (3.07m x 4.34m) - With solid oak flooring and floor to ceiling glazing doors to two sides overlooking the patio and rear garden.

Utility 8' x 8'10" (2.44m x 2.70m) - Ceramic tiled, housing electric and gas, plumbing for washing machine also providing useful additional storage and worktop space and leads to garage.

Garage 16' 3" x 11'10" (4.95m x 3.61m) - New and large extended garage with remote controlled up and over doors, electric points and lots of space for storage.

WC - 6'4" x 6'4" (1.94m x 1.92m) This quirky off the hallway WC is complete with toilet, wash hand basin and cupboard with mirrored door, housing the Worcester Bosch boiler.

Entrance Hallway - Lovely shaped stairs with large window to front of house leading to:

First floor Landing - This good size landing has a storage cupboard and houses the loft hatch with ladders and is fully boarded with an insulated roof giving fantastic storage over the whole of the roof area. Planning permission approved for three dormer windows in roof to rear elevation.

Principle Bedroom 13'8" x 12'11" (4.17m x 3.94m) - Large double bedroom with impressive ensuite, feature mirrored vertical radiator, bespoke fitted wardrobes and bay window with window seat with storage overlooking the rear garden.

Ensuite - 7'10" x 8'8" (4.17m x 3.94m) - With double doors, Italian tiled panels, shower, toilet, backlit mirror and double sink with vanity unit and towel rail/radiator.

Bedroom Two - 9'9" x 17'5" (2.97m x 5.30m) - Double bedroom to the front of the property with fitted wardrobes, cupboard and ensuite.

Ensuite - 7'10" x 4'7" (2.4m x 1.41m) - This chic suite with walk in shower, toilet, towel rail and sink with vanity unit.

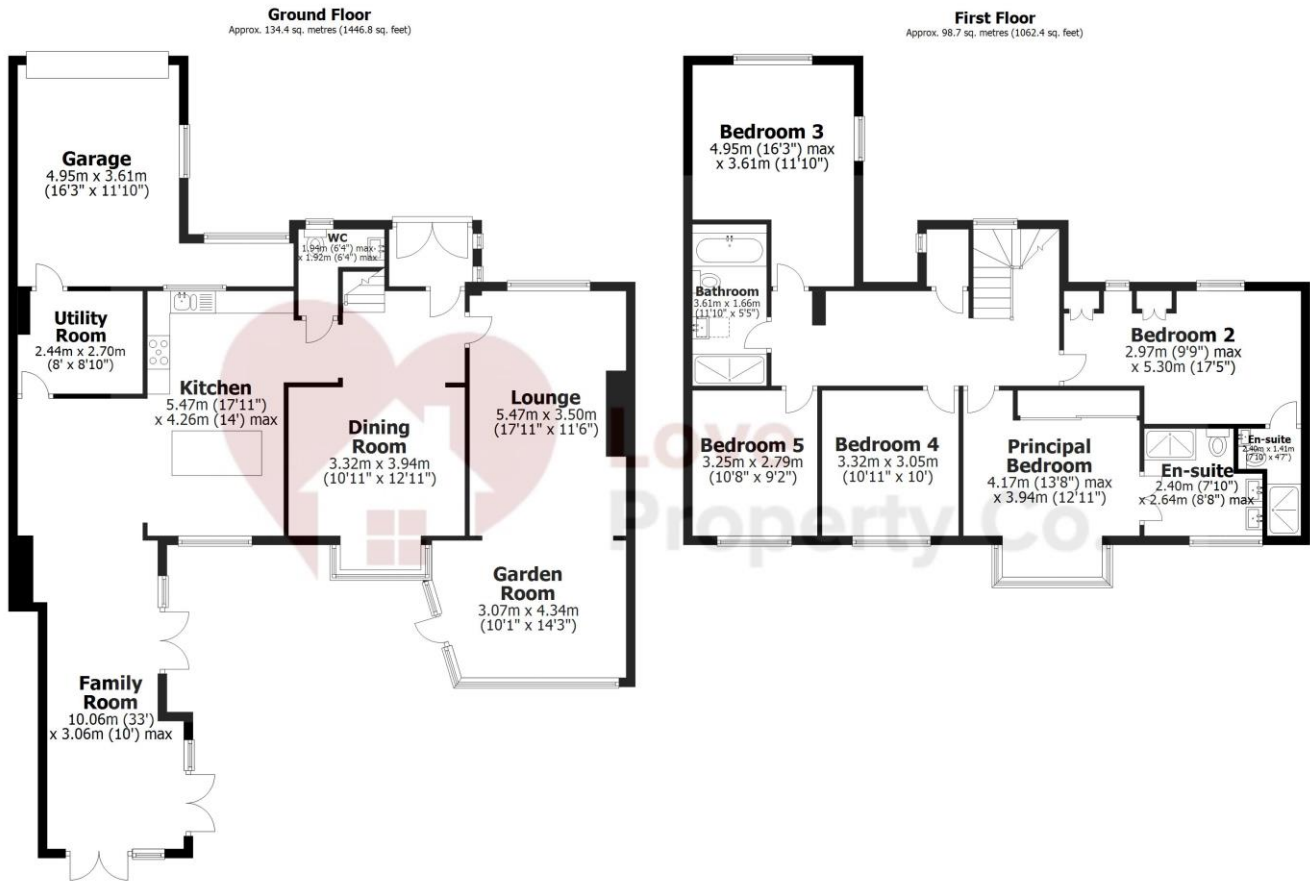
Bedroom Three - 16'3" x 11'10" (4.95 x 3.61) - This recently extended fantastic large third double bedroom has a vaulted ceiling, oak flooring and a large window creating an abundance of natural light overlooking the front of the property.

Bedroom Four - 10'11" x 10' (3.32 x 3.05) - Fourth double bedroom to the rear of the property overlooking the garden.

Bedroom Five - 10'8" x 9'2" (3.25 x 2.79) - Fifth double bedroom, also to the rear of the property overlooking the garden could be used as a study, nursery or walk in wardrobe for bedroom three.

Family Bathroom - 11'10" x 5'5" (3.61m x 1.66m) - Also part of the recent extension, with vaulted ceiling, skylight and elegant bathroom suite, including: large walk-in shower with Italian tiled panels, sink with vanity unit and sunken bath.





Total area: approx. 233.1 sq. metres (2509.2 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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