



LADY BYRON LANE, KNOWLE, B93 9AY
GUIDE PRICE £1,350,000



» Significantly Extended

» Six Bedroom Detached

» Located On A Premier Road Off Knowle

» Stunning Open Plan Breakfast Kitchen/Family Room

» Swimming Pool & Terrace

» Three Reception Rooms

» Master Bedroom With Luxury Ensuite

» Double Garage

» Westerly Facing Rear Garden

PROPERTY OVERVIEW

This significantly extended and improved six bedroom detached property resides upon a highly sought after and premier road of Knowle with spectacular countryside views, which benefits from a stunning open plan breakfast kitchen and family room with underfloor heating throughout and bi-fold doors opening onto the terrace and swimming pool. Set behind a large tarmacadam in and out driveway, the property boasts three reception rooms including living room, dining room and study which are accessed via an entrance hallway with guest cloakroom and the ground floor accommodation is completed with a utility. To the first floor are six excellent bedrooms and family bathroom, with the master bedroom benefitting from a large luxury ensuite. The property is set on a large and wide plot and to the rear are landscaped westerly facing gardens with full width patio area, heated swimming pool with pool house beneath. Internal inspection of this beautiful and bright family home is highly recommended.

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

Water meter, mains gas and electricity

BROADBAND

EE

LOFT SPACE

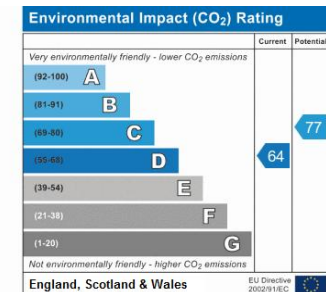
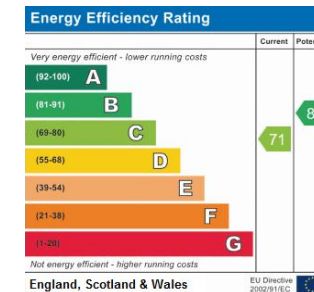
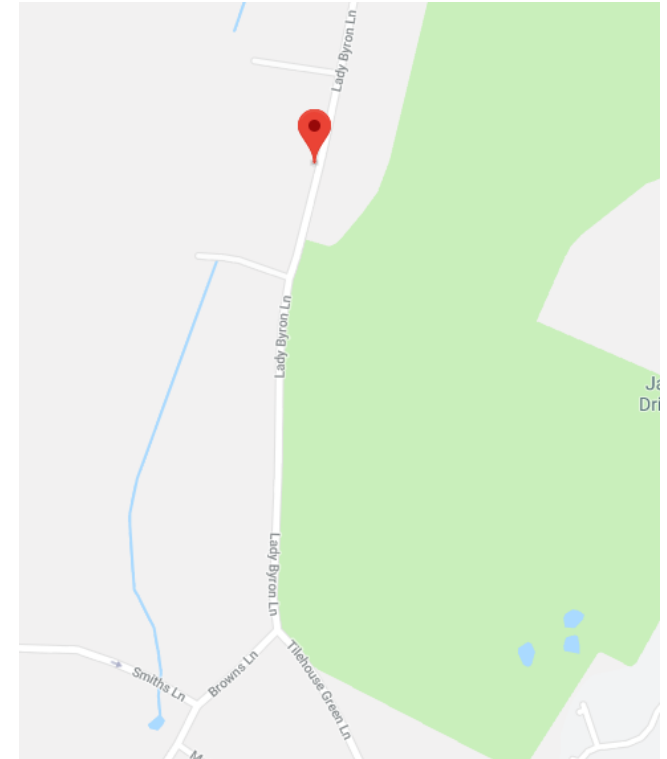
Boarded, ladder and lighting

GARDEN

Westerly facing

ITEMS INCLUDED IN THE SALE

Two integrated ovens, integrated hob, extractor, microwave, fridge, freezer, two dishwashers, carpets, blinds, fitted wardrobes in cloakroom only, light fittings, underfloor heating in kitchen, garden shed, greenhouse and electric garage door



PORCH

HALL

LIVING ROOM

25' 0" x 13' 4" (7.61m x 4.06m)

DINING ROOM

15' 9" x 11' 10" (4.81m x 3.61m)

STUDY

12' 7" x 11' 7" (3.83m x 3.54m)

BREAKFAST KITCHEN

25' 3" x 21' 4" (7.69m x 6.49m)

UTILITY

13' 0" x 4' 5" (3.95m x 1.35m)

GUEST CLOAKROOM

FIRST FLOOR

MASTER BEDROOM

14' 8" x 13' 4" (4.46m x 4.07m)

ENSUITE

16' 8" x 9' 4" (5.08m x 2.84m)

BEDROOM TWO

13' 3" x 13' 0" (4.04m x 3.97m)

BEDROOM THREE

12' 4" x 12' 0" (3.77m x 3.65m)

BEDROOM FOUR

12' 5" x 11' 10" (3.78m x 3.61m)

BEDROOM FIVE

11' 11" x 8' 11" (3.62m x 2.72m)

BEDROOM SIX

12' 1" x 8' 11" (3.69m x 2.72m)

BATHROOM

8' 8" x 6' 8" (2.64m x 2.03m)

OUTSIDE THE PROPERTY

GARAGE

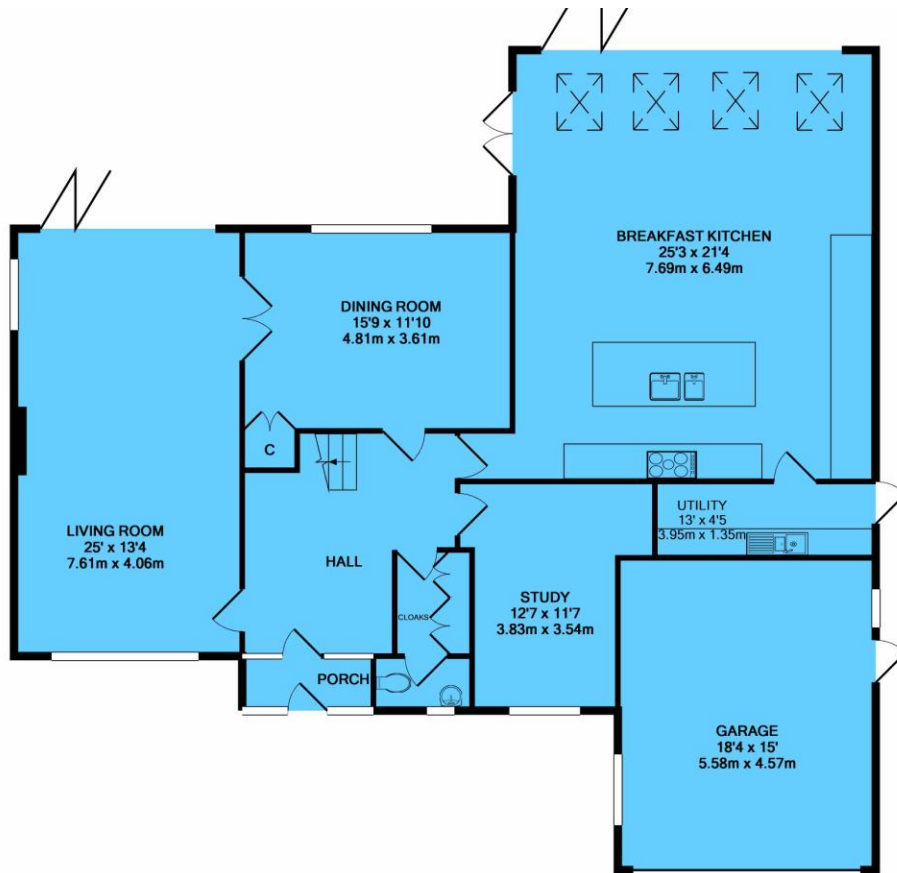
18' 4" x 15' 0" (5.58m x 4.57m)

GARDEN

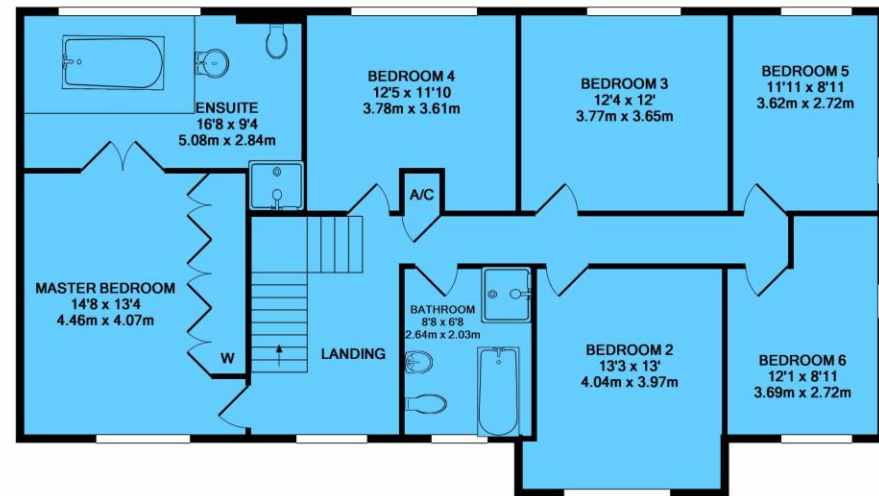
Large westerly facing garden with swimming pool & terrace







GROUND FLOOR
APPROX. FLOOR
AREA 1737 SQ.FT.
(161.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1295 SQ.FT.
(120.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3031 SQ.FT. (281.6 SQ.M.)
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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