



## Lady Byron Lane, Knowle

Guide Price £1,950,000

**xact**  
EXCLUSIVE







## PROPERTY OVERVIEW

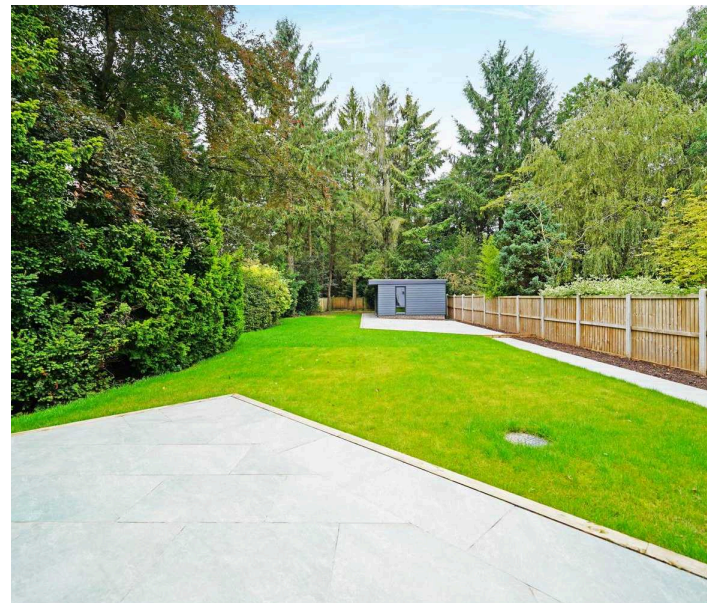
Situated within the coveted location of Lady Byron Lane, this exceptional property presents a rare opportunity to acquire an outstanding and uniquely designed contemporary detached new build home boasting meticulous attention to detail and a high level of craftsmanship throughout. In addition, the property benefits from being available with no upward chain. Set behind a large driveway providing ample parking the property also includes a double garage provide additional parking space if required. Upon entering the property, one is immediately struck by the striking design and architectural merit of this home. The grand entrance hallway sets the tone for all accommodation which spreads over three floors and is approximately 5000 sq ft and includes underfloor heating throughout the ground floor. The ground floor features a high specification contemporary German designed kitchen, complete with a large central island and integrated high-end Miele appliances. The kitchen seamlessly flows into a spacious family room, creating a harmonious living space that is ideal for both relaxing and entertaining.



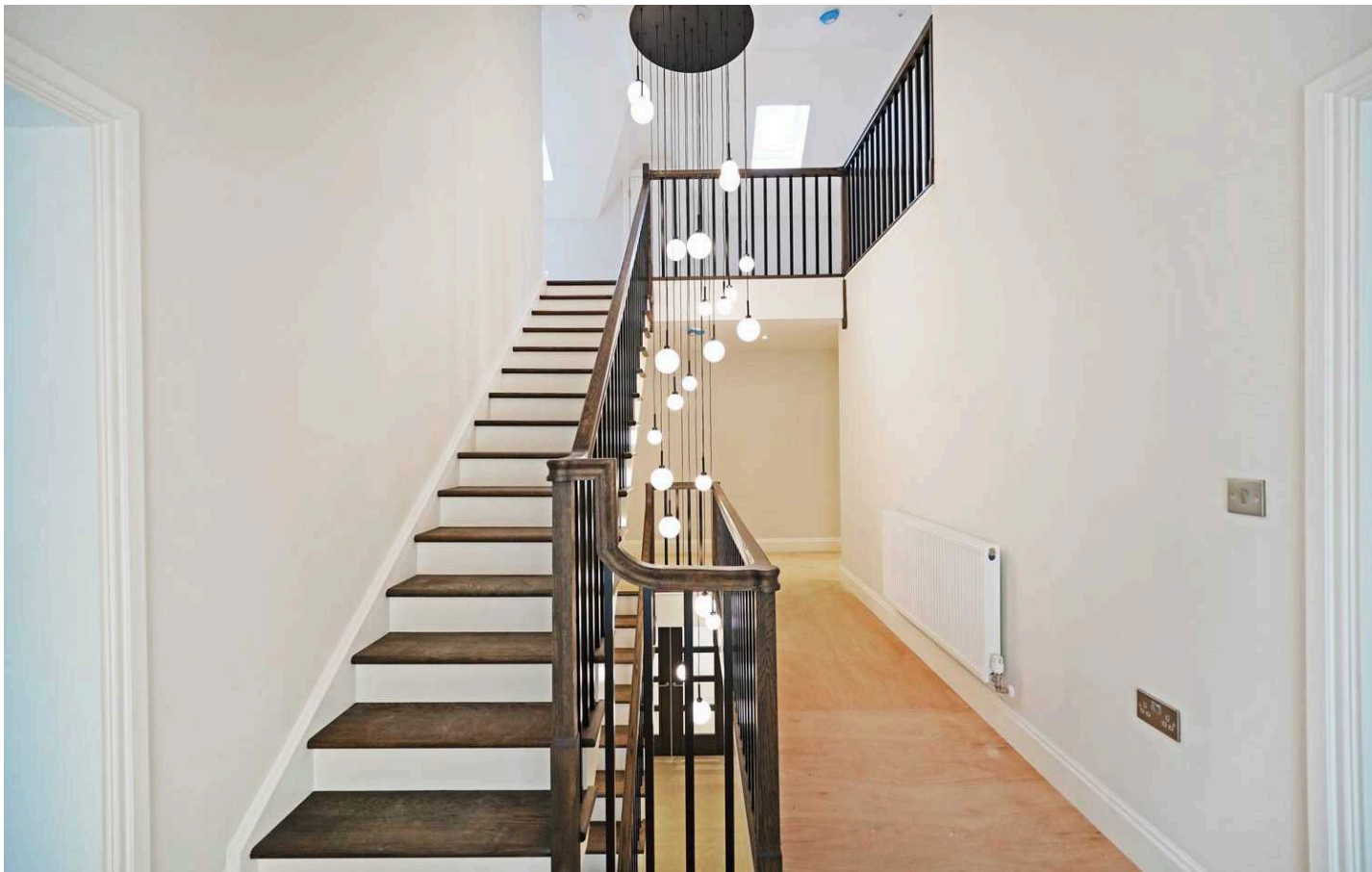




The inclusion of bifold doors further enhances the indoor-outdoor connection, allowing for easy access to the rear landscaped gardens. The impressive kitchen is serviced by a useful utility room which benefits from side access and ample storage. Also located on the ground floor are three further reception rooms including a snug to the front of the property and a large living room at the rear with views over the garden. In addition, the ground floor also includes an ideally located study. The ground floor accommodation is completed with a large utility conveniently located off the kitchen, boot room and guest cloakroom. The property boasts five generously proportioned bedrooms, each benefiting from its own luxury en-suite bathroom situated over the first and second floors. The principal bedroom is a true sanctuary, offering a tranquil retreat with its own private en-suite and large dressing room with ample storage space and also features its own balcony overlooking the landscaped rear garden. For those in need of additional space, a double garage and large driveway provide ample parking opportunities. A superb garden room is a versatile addition to the property, and offers further potential as a home office, gymnasium, or quiet retreat, catering to a variety of needs and lifestyles. This is located within a landscaped, private and south westerly facing rear garden.







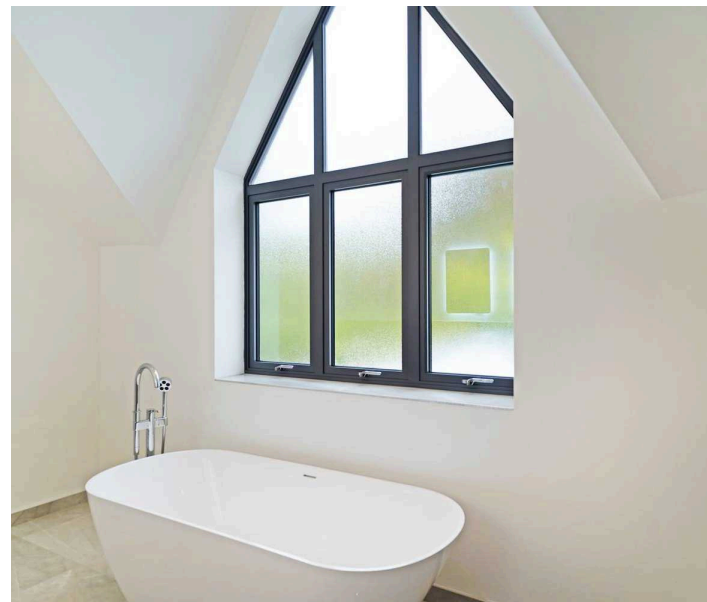
In conclusion, this exceptional property represents a rare opportunity to own a contemporary masterpiece in a highly desirable location. With its outstanding design, luxurious finishes, and prime location, this home is sure to exceed the expectations of even the most discerning buyer. Arrange a viewing today to experience the epitome of modern living in this stunning residence on Lady Byron Lane.

#### 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: H

Tenure: Freehold





- Outstanding & Uniquely Designed Contemporary Detached New Build Home
- High Specification Contemporary German Kitchen With Large Island And Integrated High End Miele Appliances
- Landscaped Front Garden With Driveway, Patio To Rear With Landscaped Gardens
- Located On The Prestigious Lady Byron Lane
- Five Bedrooms All Benefiting Luxury En-suite Bathrooms
- Double Garage & Large Driveway With Ample Parking
- Stunning Kitchen/Family Room With Bifold Doors Opening To Rear Garden
- Additional Versatile Garden Room / Home Office / Gymnasium
- 5000 sq ft (Circa) Of Accommodation Over Three Floors

**ENTRANCE HALLWAY**

30' 8" x 8' 11" (9.35m x 2.72m)

**WC**

8' 2" x 4' 10" (2.49m x 1.47m)

**LIVING ROOM**

24' 3" x 15' 1" (7.39m x 4.60m)

**SNUG**

16' 8" x 11' 10" (5.08m x 3.61m)

**STUDY**

11' 10" x 9' 9" (3.61m x 2.97m)

**KITCHEN/FAMILY ROOM**

27' 10" x 26' 3" (8.48m x 8.00m)

**UTILITY ROOM**

10' 3" x 8' 6" (3.12m x 2.59m)

**BOOT ROOM**

8' 2" x 5' 1" (2.49m x 1.55m)

**INTEGRAL DOUBLE GARAGE**

19' 8" x 16' 3" (5.99m x 4.95m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

26' 10" x 11' 10" (8.18m x 3.61m)

**BALCONY**

11' 10" x 5' 6" (3.61m x 1.68m)

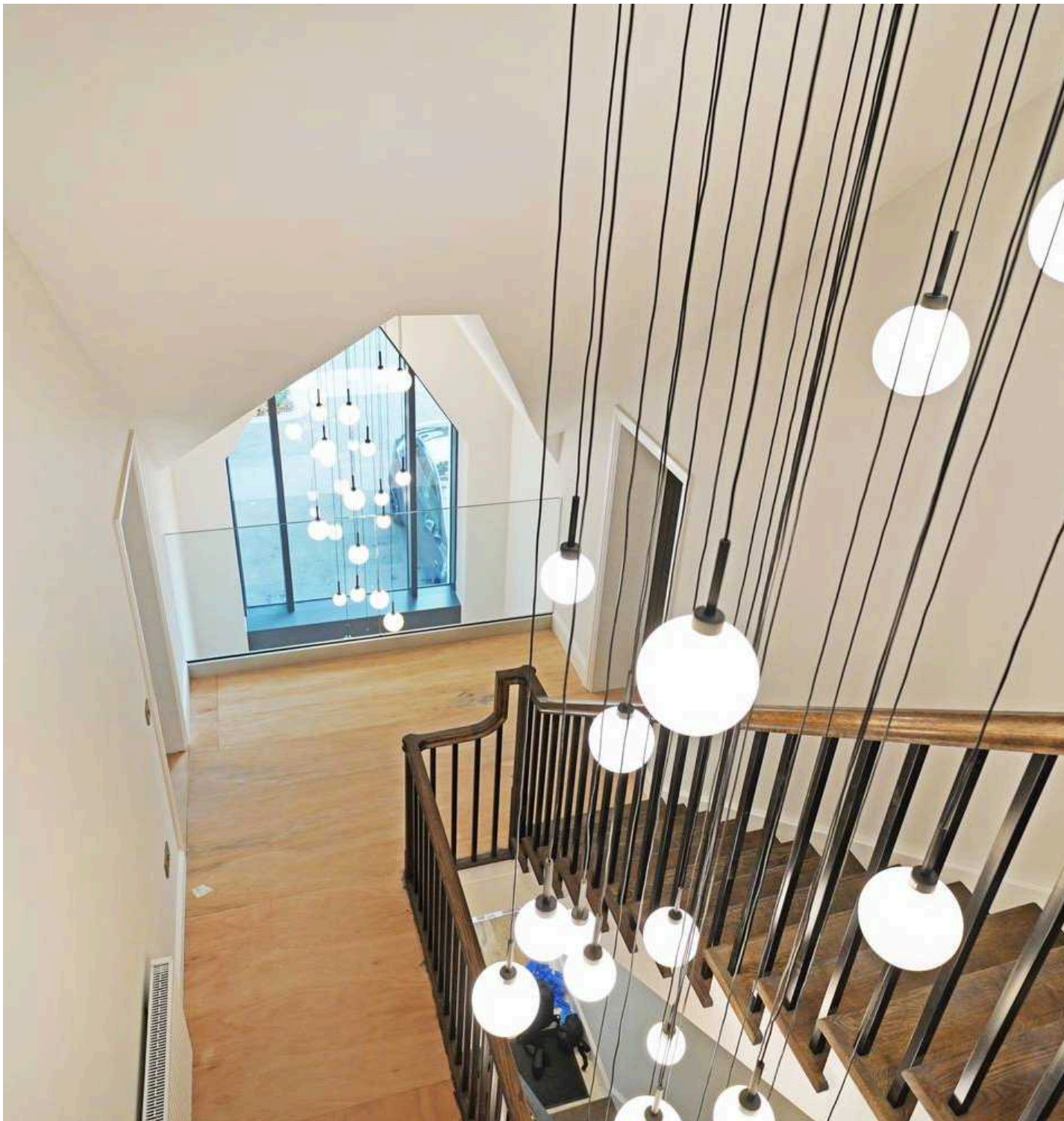
**DRESSING ROOM**

8' 6" x 7' 3" (2.59m x 2.21m)

**ENSUITE**

14' 1" x 12' 1" (4.29m x 3.68m)



**BEDROOM TWO**

24' 5" x 11' 10" (7.44m x 3.61m)

**ENSUITE**

8' 3" x 7' 0" (2.51m x 2.13m)

**BEDROOM THREE**

17' 0" x 17' 0" (5.18m x 5.18m)

**DRESSING ROOM**

8' 8" x 6' 0" (2.64m x 1.83m)

**ENSUITE**

12' 5" x 8' 2" (3.78m x 2.49m)

**BEDROOM FOUR**

14' 1" x 11' 10" (4.29m x 3.61m)

**ENSUITE**

11' 10" x 7' 8" (3.61m x 2.34m)

**SECOND FLOOR****BEDROOM FIVE**

16' 3" x 12' 5" (4.95m x 3.78m)

**DRESSING ROOM**

13' 6" x 9' 2" (4.11m x 2.79m)

**SHOWER ROOM**

16' 10" x 6' 11" (5.13m x 2.11m)

**TOTAL SQUARE FOOTAGE**

464.5 sq.m (5000 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**LARGE DRIVEWAY FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN**

**GARDEN ROOM**





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

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, some light fittings, underfloor heating, garden room, CCTV, electric garage door, car charging point (to be fitted) and fitted wardrobes in five bedrooms.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers.

#### **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.

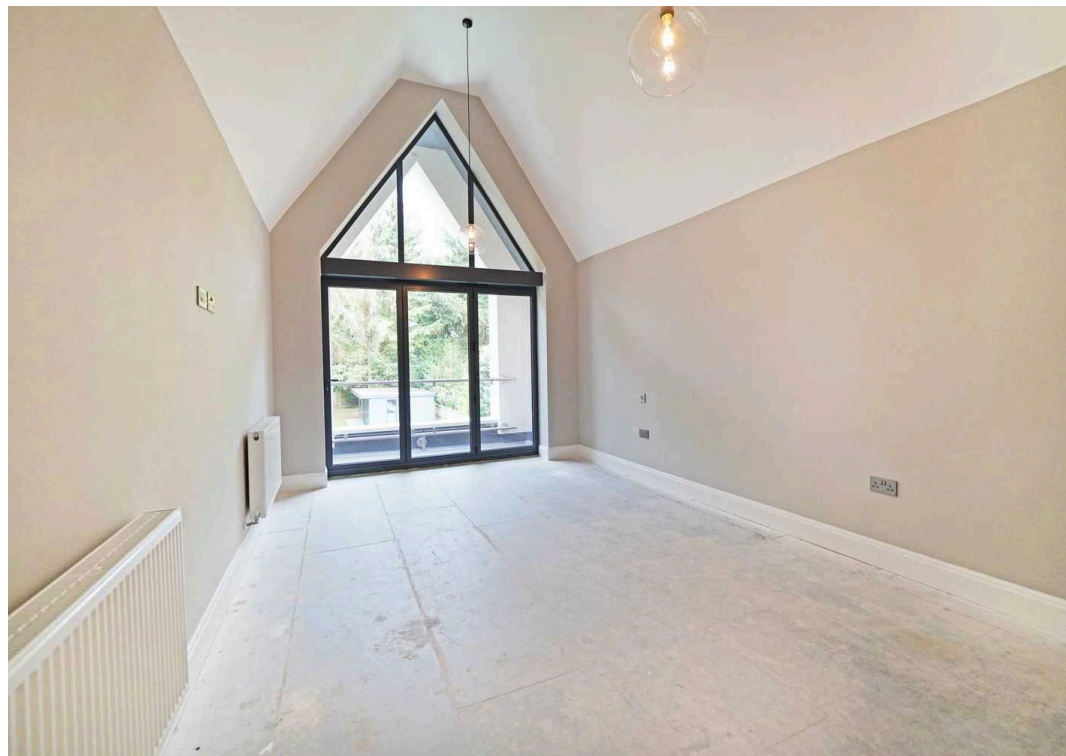
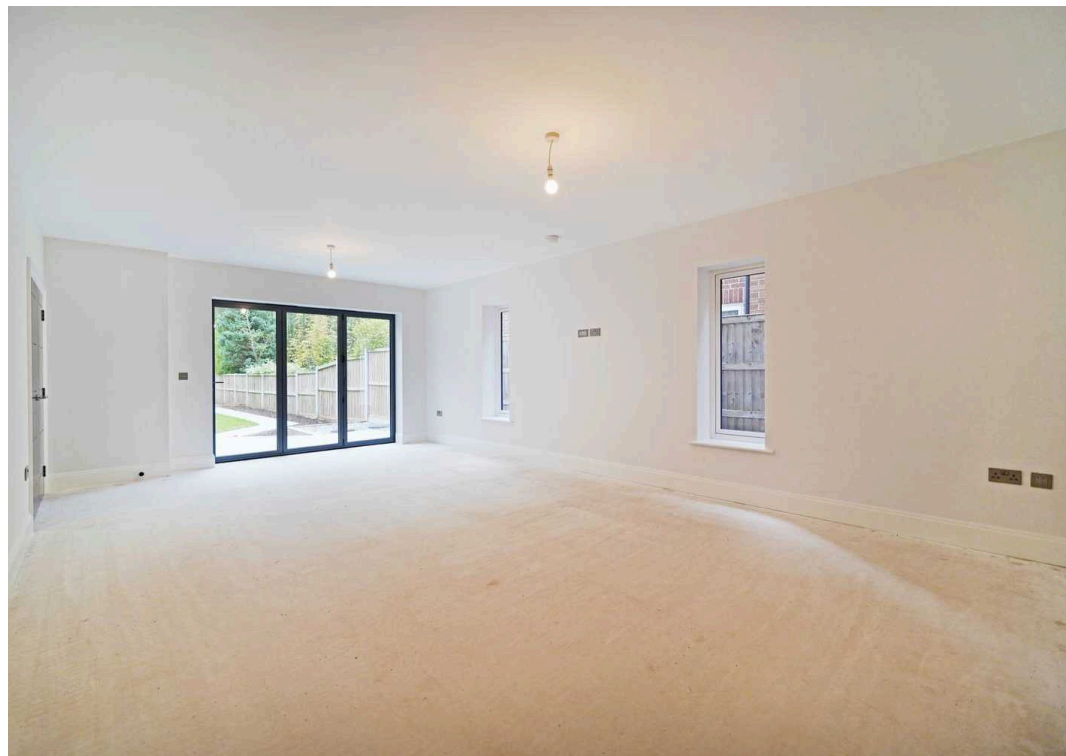
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

#### **DISCLAIMER**

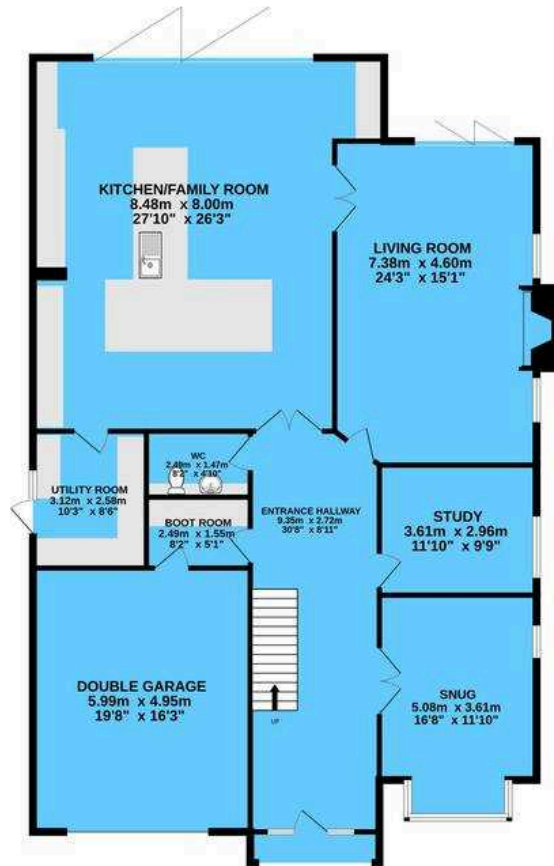
Some of the photos used are CGI images and are for reference only







GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 464.5 sq.m. (5000 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

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