

26 LADY BYRON LANE

KNOWLE



26 Lady Byron Lane,
Knowle, Solihull, B93 9AU.
Offers in Excess of £1,250,000



www.simonburthomes.co.uk



KEY FEATURES

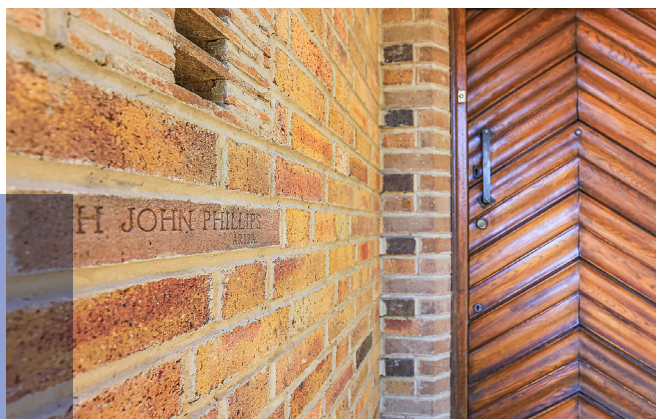
- 1930's detached family residence
- In-excess of 2,875 square feet over 3 floors
- Reception hall
- Guest cloak room
- Living room with log burner
- Dining room
- Sitting room
- Garden room with bifold doors
- Fitted breakfast kitchen with centre island
- Utility room
- Covered entry
- Gardeners' WC
- First & second floor landings
- 4 Double bedrooms
- Re-fitted family bathroom
- Re-fitted family shower room
- Full width balcony overlooking the rear garden
- Gas central heating
- Double glazing
- Substantial established rear gardens
- Large single garage with electric sectional door
- Driveway parking for multiple vehicles with 'Podpoint' EV charger

“UNIQUE AND ELEGANT”

OVERVIEW

26 Lady Byron Road is a beautiful, 1930's built, 4 double bedroom, detached, family residence, designed by the revered architect, H. John Phillips A.R.I.B.A., extending to in-excess of 2,875 square feet over 3 floors, and being presented to an exceptionally high standard throughout. Being set on a plot of approximately half an acre, behind a deep driveway on arguably Solihull's most celebrated avenue, this impressive, comfortable, well-proportioned, home demands an immediate inspection to fully appreciate the spacious, characterful, accommodation on offer.

Solihull's name is commonly thought to have derived from the position of its parish church, St Alphege, on a 'soily' hill. It is the most affluent town of the West Midlands, and one of the most affluent areas in the UK outside London. The town is noted for its historic architecture, which includes surviving examples of timber framed Tudor style houses and shops. The historic Solihull School dates from 1560 (although not on its present site) and the aforementioned Grade 1 listed, red sandstone, parish church of St. Alphege, dates from a similar period and is a large and handsome example of English Gothic church architecture, with a traditional spire 168 feet high, making it visible from a great distance. Lying at the heart of the West Midlands motorway network, Solihull is one of the best-connected towns in the country. Bordered by the M6 and the M40 and split by the M42, which divides the urban centre of the borough from the rural south and east and being linked to European and global markets by Birmingham International Airport. It therefore has significant geographic and infrastructural advantages, being situated 7.5 miles southeast of Birmingham, 18 miles northwest of Warwick and 110 miles northwest of London. The town centre boasts a bustling high street and the enviable shopping and entertainment complex, Touchwood, containing multiple well known retail outlets, a huge variety restaurants and bars and a multi-screen cinema showing the very latest releases. It also enjoys over 1,500 acres of green space including Elmdon, Malvern and Brueton parks, which offer plenty of family recreational facilities and ornamental gardens to walk in, to the wilder Babs Mill Local Nature Reserve with its lake, river and fishing areas. Additionally, the borough benefits from a number of outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI 'excellent' rated, Solihull School being one of the most highly respected within the country.



TENURE

We have been advised that the property is FREEHOLD However, you should check this with your legal advisor before exchanging contracts.

LOCAL AUTHORITY

Solihull Borough Council.
Council Tax Band G

VENDOR COMMENTS

"We were drawn to this house by its original features, the Crittall windows in the dining room catch the eye immediately, and the beautiful tall window on the staircase fills the whole house with light. We've blended these with bifold doors that open straight onto the garden, which feels like the best of both worlds.

It's a proper family house, with space for everyone to find their corner. The smaller lounge catches the morning sun beautifully, and on cold evenings the log fire in the main lounge is very cosy.

The house comes into its own for gatherings too with summer parties in the garden, and plenty of space in winter for everyone inside.

The location has been a joy. You can walk to both Solihull and Knowle, and the M42 is minutes away when you need it, a combination that's rarer than it sounds.

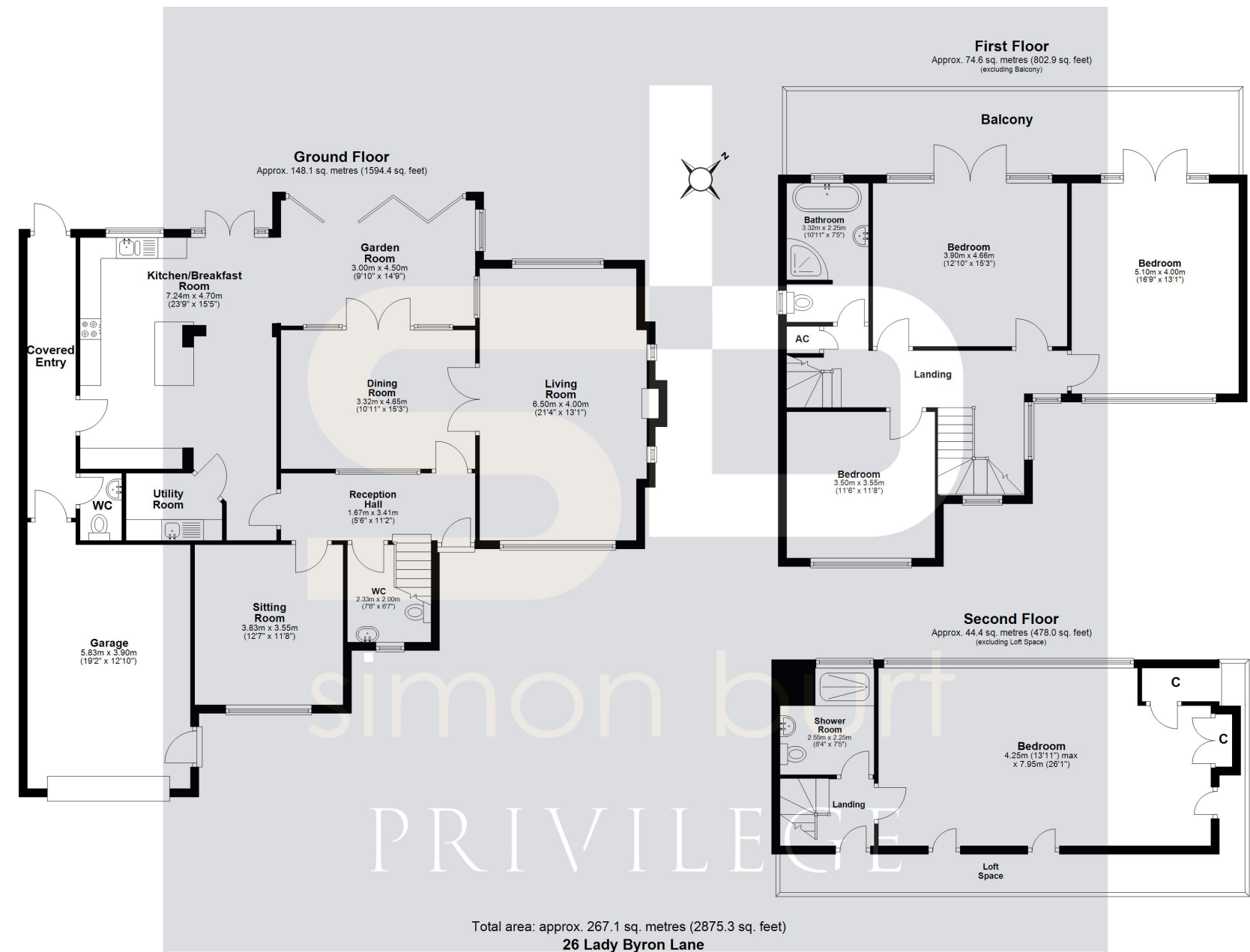
We've loved every year here. We're only moving to be closer to our grandchildren."

SERVICES

Mains gas, electricity (both currently supplied by Octopus Energy), water, drainage and sewerage (Severn Trent). According to OFCOM the maximum download/upload speeds are 5,500 Mbps and 5,500 Mbps respectively for this property.



FLOOR PLAN



“ OVER 2,800
SQUARE FEET







VIEWING ARRANGEMENTS

Simon Burt Privilege
0121 705 4040



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.