



22, Lady Byron Lane

Knowle, Solihull

B93 9AU

£2,175.000



Lady Byron Lane

Harts Homes are delighted to offer for sale, an outstanding, brand new contemporary 5 bedroom detached residence with over 5000 sq ft of accommodation spanning over three floors. Built with impeccable craftsmanship and refined style, Bentley House stands out as one of the most beautiful and awe inspiring properties in the area.

Bentley House is situated on the prestigious, leafy Lady Byron Lane which is widely renowned as one of the Midlands most exclusive roads where some of Solihulls finest properties are located.

This five bedroom detached family home is entered through the stunning entrance hallway with a beautiful hardwood and metal staircase that leads up to the upper levels while a double-storey glazed gable floods the area with natural light, which sets the tone for the elegance that awaits beyond. On the ground floor, which has underfloor heating throughout powered by an Air Source Heat Pump. Double doors lead through into the front reception room/snug, the home office, downstairs cloakroom, Boot Room, living room and the stunning open plan kitchen family room.

Kitchen

A wonderful open plan kitchen dining family room having expansive bifold doors leading out to the rear and a fantastic roof light well, which floods this room with natural light creating the perfect area for indoor and outdoor entertaining. The kitchen has been meticulously designed with integrated Miele appliances including an oven, microwave, induction hob and downpour extractor, warming drawers, full height integrated fridge and freezer, dishwasher and a Caple dual zone wine cooler. In front of the kitchen island, the dining and lounge areas are perfectly positioned to enjoy the views of the garden and a roof lantern allows natural light into the room.



Living Room

From the kitchen, double doors lead through to the lounge having feature bifold doors leading out to the rear garden and patio terrace, two side windows offer a dual aspect allowing light into the room. There is a mains gas point and chimney to accommodate a working gas fire or log burner.

Front reception room/snug

Cosy and inviting reception room located at the front of the property with large bay window to the front. This room could be utilized as an alternative living area, playroom, games room or a study.

Home Office/Study

Having plenty of natural light coming from the side window and of generous proportions allowing room for furnishings.

First Floor Landing

Hardwood and metal staircase leads up to the bright and spacious first floor landing that forms a suspended mezzanine with a glass balustrade overlooking the front aspect glazed gable.

The principle bedroom, benefiting from a high vaulted ceiling and stunning balcony with a feature full height glass apex window allowing an abundance of natural light in and providing wonderful views over the garden. Luxurious en-suite bathroom with underfloor heating featuring a free standing bathtub, his and hers sinks and a walk in shower and a walk-in dressing room with wardrobes.

The remaining three bedrooms on the first floor all have luxurious en-suites and wardrobes, with bedroom two enjoying a Juliette balcony overlooking the rear garden. The third bedroom benefits from having a walk in dressing room.

Second Floor Landing

A staircase leads up to the second floor landing, which could be utilized as a separate study or reading area, is bedroom five having Velux windows, a dressing room with wardrobes and a large en-suite shower room.

Garden Room

Separate garden building which offers plenty of potential uses. Whether it be a garden room/home office or a gymnasium, it is entirely the purchaser's choice. This building also has both mains electric and water connected, enabling for a completely independent living area.

Gardens

Bentley House enjoys large private gardens with mature trees and shrubs and the front driveway provides ample off road parking for up to 5 cars.

Double Garage

Location

Knowle is a conveniently located in a 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 shops, restaurants, and with a sought after secondary school, Arden Academy (regarded as a leading state school in the UK). Nearby are 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. Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle via the M42.

- **10 Year Structural Warranty.**
- **Underfloor heating to the ground floor and radiators to the first floor powered by an Air Source Heat Pump with back up gas boiler.**
- **Finished to the highest level of specification**
- **Choice of flooring available to the purchaser.**

Tenure

Freehold Purchasers should check this before proceeding.

Services

We have been advised by the vendor there is mains water, gas, electricity and mains drainage connected to the property. Heating is provided by an Air Source Heat Pump. However, this must be checked by your solicitor before the exchange of contracts.

Rights of Way

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

Council Tax

This is levied by the Local Authority and is understood to not yet be assessed

Energy Performance Certificate Rating

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Viewings

By appointment only with Harts Homes

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

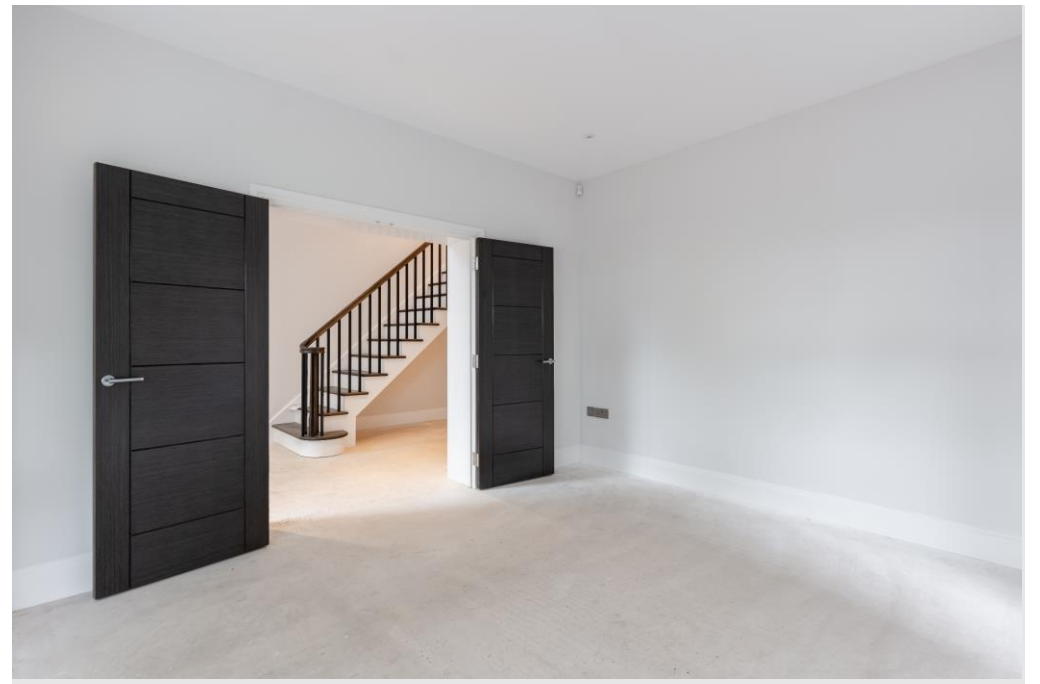
Money Laundering Regulations

Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Agents Note

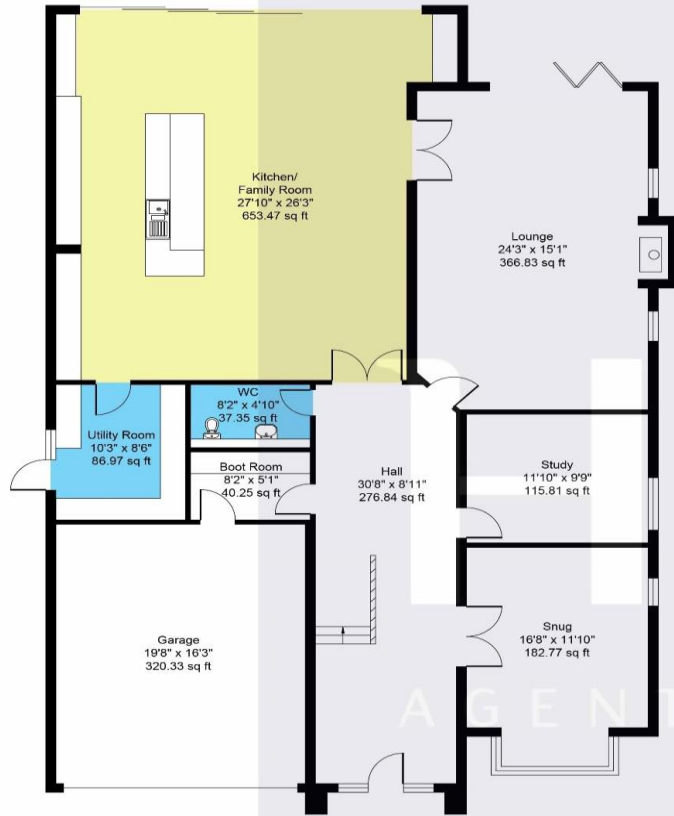
Some photos are CGI's



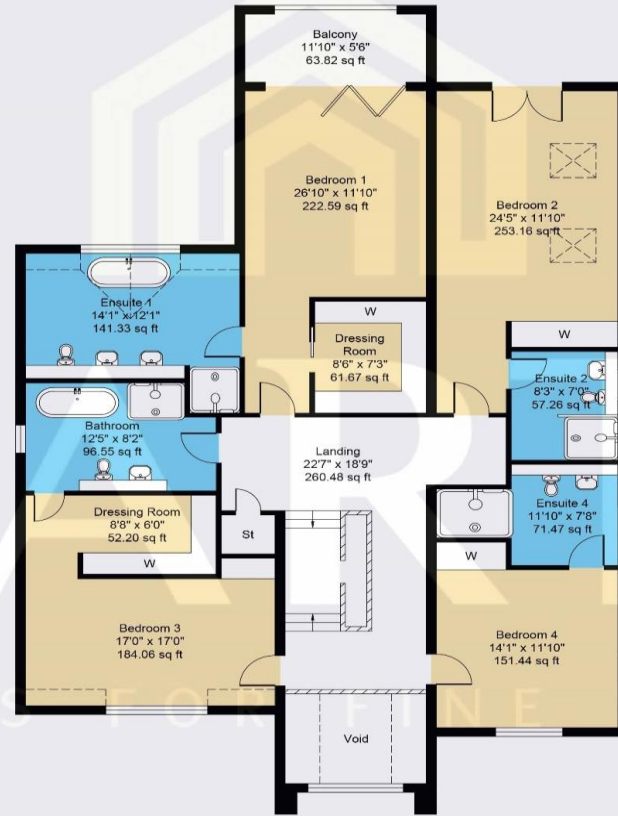




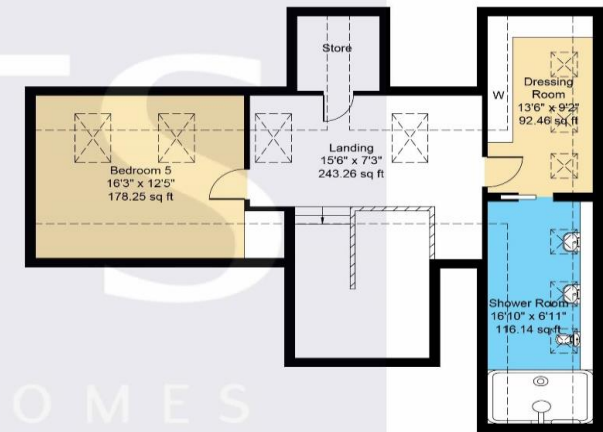
Ground Floor



First Floor



Second Floor



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