



Portfolio
Collection

31 Lady Byron Lane, Knowle, Solihull, B93 9AT

Hunters

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This two double bedroomed detached bungalow enjoys an enviable and most sought after address, a wide and impressive 66ft frontage, a superb 0.44 acre plot and a garden which adjoins and overlooks the fairways of Copt Heath Golf Course to the rear. The bungalow requires some updating and modernisation and with an 88ft build line offers excellent scope for extension and redevelopment (subject to planning). The property stands well back from the road behind a deep lawned foregarden, has two storey detached houses to either side and views of the eighth green and second tee to the rear.

LOCATION

The property stands between Knowle and Solihull and within a short drive of Junction 5 of the M42 which provides rapid access to the Midlands motorway network, NEC, International Airport and railway station. The property is well served by excellent local schools and Knowle village High Street which is well known for its many period and character buildings, inns, restaurants, shops and historic church which dates back to circa 1400. Solihull town centre is within 2.5 miles and provides further and more comprehensive facilities including Touchwood and its John Lewis department store.

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

LIVING ROOM 22' 0" x 14' 11" / 19'8" into bay (6.73m x 4.57m / 6.00m)

KITCHEN 14' 3" x 10' 5" (4.35m x 3.19m)

SIDE LOBBY

DINING ROOM (REAR) 19' 10" x 11' 1" (6.07m x 3.40m)

INNER HALLWAY

BEDROOM ONE (FRONT) 15' 10" x 18' 0" into bay (4.84m x 5.50m)

BEDROOM TWO (SIDE) 15' 1" x 11' 11" (4.60m x 3.64m)

BATHROOM (REAR)

SEPARATE WC

OUTSIDE

LARGE SIDE GARAGE 20' 0" depth x 16' 6" width (6.10m x 5.05m)

BOILER CUPBOARD

GARDEN

PLEASE NOTE One of the Executors to the Estate of the late owner of the property is related to an employee of Hunters



GENERAL INFORMATION

VIEWING Knowle Office – Tel: 01564 770707

EPC RATING E 53 / 78

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01564 770707 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING Mortgage Advice Bureau at Hunters searches the whole of market to help choose the right mortgage at the best rates for you. Call 01564 770707 for your free mortgage quotation and remember we have access to some fantastic products which are not generally available to the public.

USEFUL WEBSITES YOU SHOULD CHECK

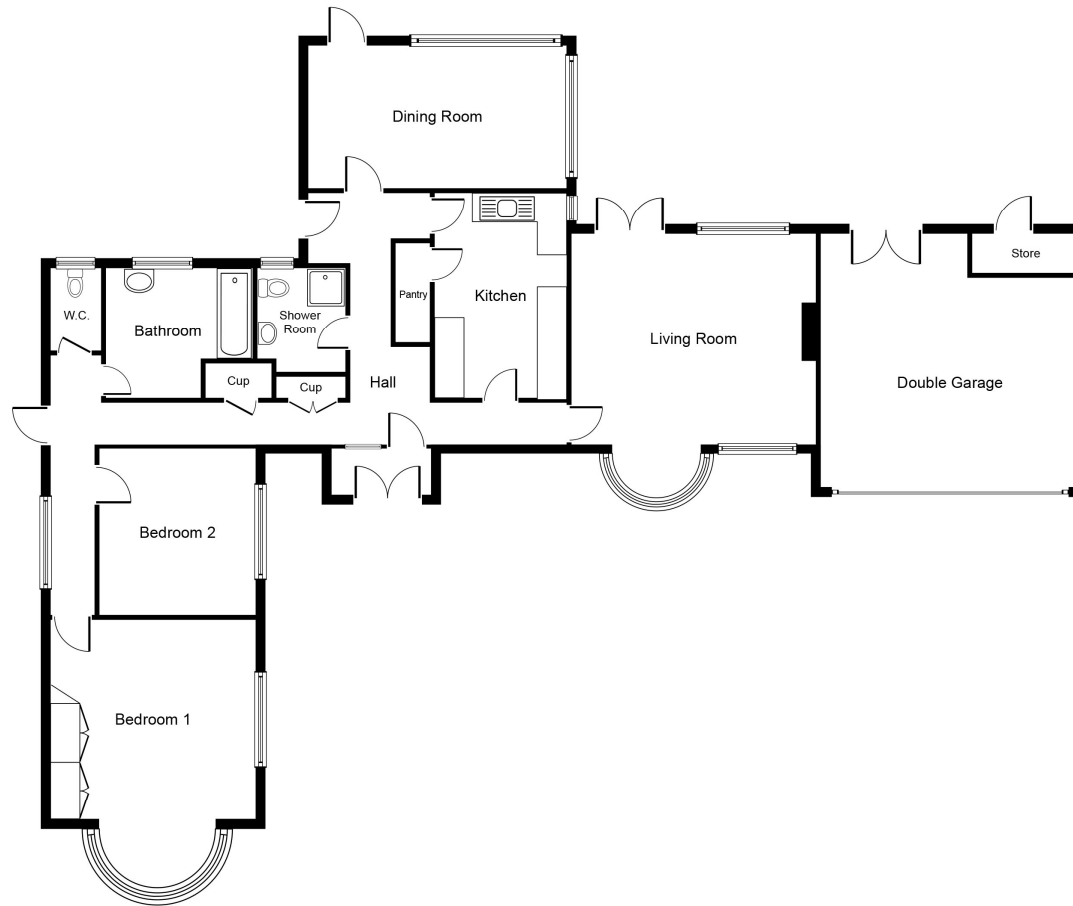
COUNCIL TAX www.vo.gov.uk

SCHOOLS www.solihull.gov.uk

PLANNING APPLICATIONS www.solihull.gov.uk

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk





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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

www.virtual360.net

Hunters

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Agents Note: Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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