







## **BENTLEY HOUSE.....*COMING SOON***

**Situated on the prestigious leafy Lady Byron Lane, 'Bentley House' is an outstanding brand new home currently under construction with an anticipated completion date late in 2022. This fantastic home is being offered for sale off-plan initially, so potential buyers will, for a short period, have the chance to have an input as to the design, finish, and specification of this truly unique home.**

Benefitting from an excellent sized garden, this family home amounts to approximately 5000 Sq Ft with five double bedroom suites, three reception rooms, a magnificent kitchen/dining/family room, utility room, boot room, large double garage and separate garden building. This separate building offers flexible uses, whether it be a home office, gym or ancillary accommodation - it's entirely the purchaser's choice.

This home will be finished to a very high level of finish and specification, the following is a flavour of the fixtures and fittings.

### **SPECIFICATION**

KITCHEN - Luxury contemporary fully fitted units with a large island and breakfast bar.

WORK SURFACES - Silestone solid surface worktops.

APPLIANCES - Siemens or equivalent fully integrated appliances to include double oven, halogen hob, extractor hood, microwave, dishwasher and wine cabinet.

LIGHTING - Cat 4 lighting and downlighters to open plan Kitchen/Living Area.

SOUND SYSTEM - Sonos sound system to kitchen/family room, or upgrade option for entire house.

LOUNGE - Feature fireplace with log burner or contemporary gas fire.

HEATING - Environmentally efficient air source heat pump or Mains gas option. Underfloor heating to ground floor, radiators to first and second

FLOORING - Karndean flooring to ground floor and carpets to remainder.

PRINCIPLE BEDROOM - Stunning balcony with glass apex feature full height window. Walk in wardrobe.

BEDROOMS – All bedrooms benefit from en suite facilities. Bespoke fitted wardrobe furniture serving all bedrooms.

BATHROOM & EN SUITES - Contemporary sanitaryware by Duravit. High quality fittings to include Hansgrohe, Italian fully tiled walls and floors. Illuminated mirror cabinet furniture. Heated towel rails and LED lighting

WINDOWS - Powder coated bi-fold doors and aluminium windows to the rear, UPVC flush casement windows to the front.

GARDEN - Generous rear garden. Separate Garden Building / Home office/ Gym with mains services & internet connected. (kitchen/ shower room upgrade option. Feature paved/patio area. Garden measuring approx. 43.20m (141ft approximately) from the Bi-fold doors to the rear fence.

Professionally prepared landscaped and laid lawn areas. External Lighting. Cold water taps to front & rear. Electric power points to front & rear. Vehicle EV charging point to front. Optional solar power & battery storage upgrade available (subject to planning)

MEDIA/SECURITY - Cat 6 cabling to all rooms making the wiring future proof. Security system with CCTV cameras.

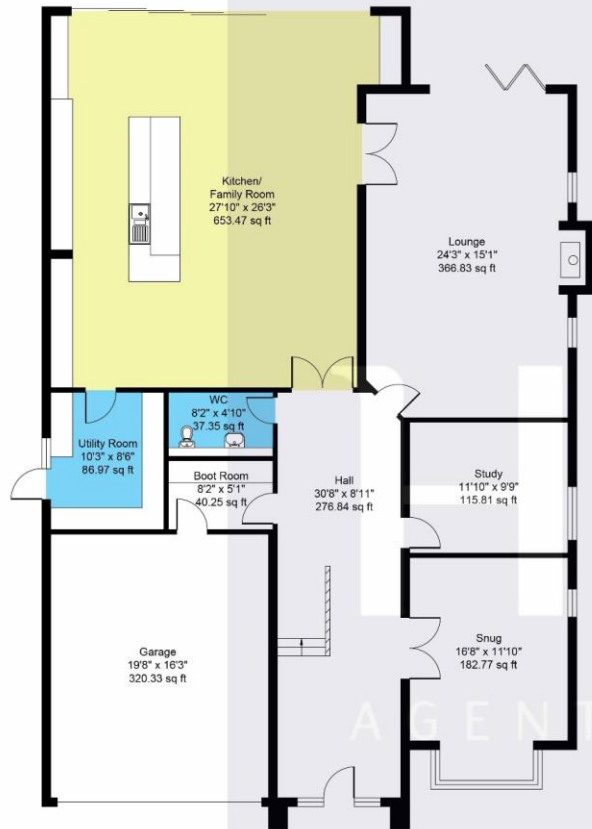
WARRANTY - 10-year new build structural warranty

### **LOCATION**

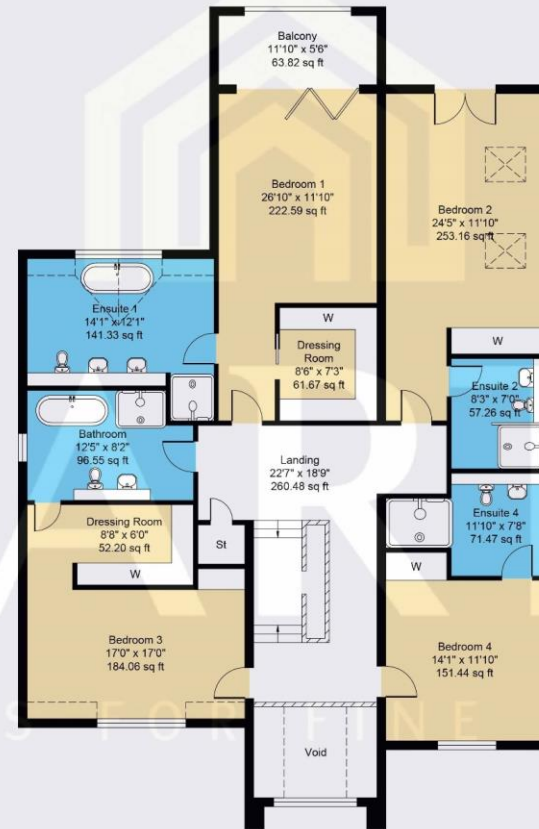
Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, and with a sought after secondary school, Arden Academy (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 village.

Due to supply issues, the specification may vary from the above but will be substituted with equivalent products.  
Agents Note – Images :- CGI's are indicative only and may vary

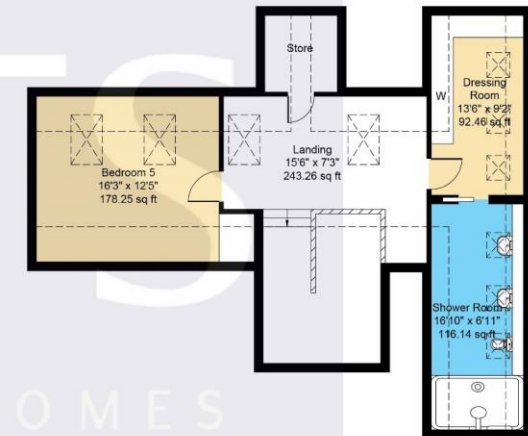
## Ground Floor



## First Floor



## Second Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.