

CGI for indicative purposes only



Bentley House, Lady Byron Lane

Knowle, Solihull

B93 9AU

Guide Price

£2,395,000

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Bentley House

A brand new home located in one of Solihull's prime locations. A stunning five bedroom detached family home with luxury contemporary accommodation close to Knowle village and Solihull town centre.

Situated on the prestigious leafy Lady Byron Lane, 'Bentley House' is an outstanding, truly unique brand new home set out over three levels. Benefitting from an excellent sized garden, this family home amounts to approximately 5000 Sq Ft

On the ground floor a light and welcoming spacious hallway with a oak staircase leading up to the first floor with two reception rooms off. A study room, to allow you to work from home, a separate snug room, guest cloakroom and a boot room. Magnificent and contemporary kitchen/dining/family room with bifold doors allowing for indoor-outdoor entertaining which leads out onto the rear garden and door off leading to the utility room. Double doors from the kitchen leading through to the lounge with feature fireplace and bi-fold doors leading out to the rear garden.

An oak staircase leads to the first-floor landing with the principal bedroom boasting a stunning balcony with feature full height glass apex window allowing an abundance of natural light to flood in and having wonderful views of the garden, large en-suite bathroom with walk-in shower, dressing room, and wardrobes.

All three of the further bedrooms on the first floor have luxurious en-suites and wardrobes with bedroom two enjoying a Juliette balcony overlooking the rear garden and bedroom three benefits from having a walk-in dressing room.

The staircase leads up the second-floor landing where you will find bedroom five having Velux windows a dressing room with wardrobes and an ensuite shower 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

Landscaped front garden with driveway and planting and rear garden with patio and lawn.

Large double garage with electrically operated Hornann garage door and electrical vehicle charger.

SPECIFICATION

Kitchen

High specification contemporary German kitchen
Silestone work surfaces
Quooker boiling tap
Miele Built in oven and microwave oven
Miele induction hob and Downpour extractor
Miele warming drawers
Full height integrated fridge and freezer
Miele integrated dishwasher
Caple dual zone wine cooler

Utility

High specification contemporary German kitchen
Miele washing machine and tumble dryer

Bathrooms and En-suites

Laufen sanitaryware and vanity units
Hansgrohe brassware
Hansgrohe thermostatically controlled showers
Freestanding contemporary bath
Heated towel rails to all en-suites and bathrooms
Underfloor heating to all en-suites and bathrooms
Illuminated mirrors
Ceramic Tiling to specified areas

Media & Communications

Virgin Media and BT Fibre are both available
Pre-wiring for TV/satellite
Wi-Fi extension aerials to all floors
Built-in ceiling speakers to Lounge/Kitchen
USB charging port sockets to the kitchen/Family room and bedrooms adjacent to the bed

Security

Outside lights to front, rear and side doors
Multi-point locking system to front door
Security alarm and CCTV
Electrically operated Hormann garage door

Heating, Lighting and Internal Finishes

Recessed downlighters to specified rooms
Brushed steel sockets and switches to all rooms
Smooth ceilings and internal walls
Contemporary Oak doors
Underfloor heating to ground floor
Full height ceramic tiling in shower cubicles
Thermostatically controlled radiators to 1st and 2nd floors
Oak staircases

Environmental Details

Smart Heating Controls to the whole house
Underfloor heating to the ground floor
Double-glazed windows provide a high level of thermal insulation
Dual flush mechanism to toilets to reduce water use
Low energy lighting
Electrical Vehicle Charger

External Details

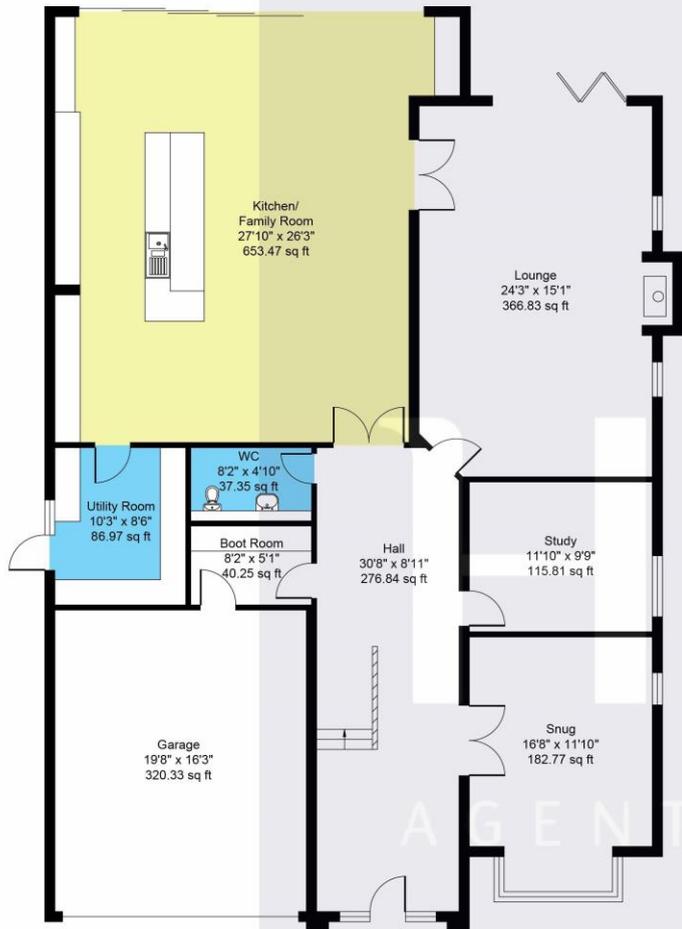
External water tap to front and rear of the property
Landscaped front garden with driveway and planting
Patio to rear of the property with lawned garden
External electric point to front and rear of the property

Garden Room / Home office /Gymnasium including lounge, kitchen & bathroom, bi-fold doors

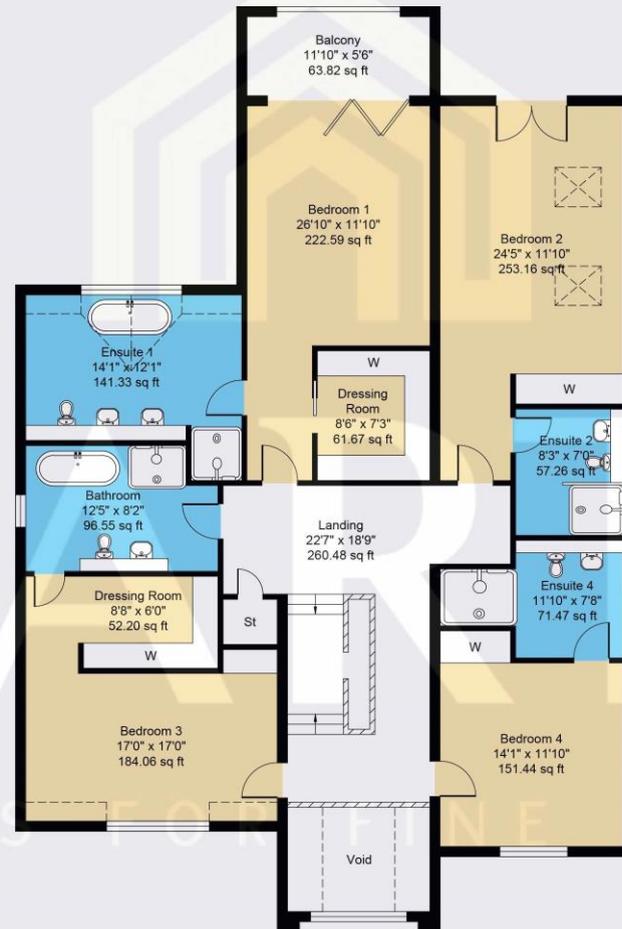
Warranty

10 Year Structural Warranty

Ground Floor



First Floor



Second Floor

