

26 Lady Byron Lane
Knowle | Solihull | West Midlands | B93 9AU

FINE & COUNTRY

26 LADY BYRON LANE



An outstanding detached home on one of the most sought-after roads in the area which provides wonderful and flexible accommodation throughout.

Comprising entrance hall, two cloakroom/WC's, breakfast kitchen, four reception rooms, four bedrooms, two bathrooms, a garage and parking for around eight cars, this beautiful home also offers a stunning rear garden.

An internal viewing is essential to appreciate the standard of accommodation throughout.



Ground Floor: Upon entering, the hall has wood flooring, stairs rising to the first floor and access to the cloakroom/WC.

The spacious breakfast kitchen has ample workspace, an integrated oven, five ring gas hob, fitted fridge/freezer and dishwasher, French doors leading to the rear garden, a door which leads to a side passage which has an additional cloakroom/WC and access to the garage.

The dining room is ideal for more formal locations and sits within a central location of the ground floor. There is space for a table to seat eight guests and access to both the sitting room and sunroom.

The sitting room is of a lovely size and has a wood burning stove with feature windows to each side with additional windows to the front and rear elevations which offers excellent natural light.

The sunroom is a beautiful addition and has bi-fold doors to the rear which provide lovely views over the extensive rear garden.

Completing the ground floor accommodation is the snug which enjoys the morning sun and has a feature fireplace and a window to the front.












PLAIN FLOUR
SELF RAISING FLOUR





SELLER INSIGHT

"Having lived here for eight years, we were initially drawn to the house by its spacious rooms, original features and convenient location. Set back from the road, it offers privacy while providing easy access to the motorway, railway stations and airport. We also love being able to walk into both Solihull and Knowle.

The house has a wonderful sense of character, with its Art Deco styling, rounded brick corners and striking staircase window. The circular flow of the ground floor makes it ideal for entertaining, allowing everyone to move easily between rooms. We have made several improvements over the years, including modernising the bathrooms, installing bifold doors in the sun room and adding a log burner to the sitting room and a gas fire to the snug. The result is a home that feels both cosy and inviting.

Natural light is a real feature, with the snug enjoying morning sunshine, the sun room overlooking the garden, and the kitchen benefiting from light through its skylight throughout the day. Outside, the established, private garden has a large lawn, plenty of wildlife and lots of space for our grandchildren to play. We particularly enjoy eating on the patio in summer and watching the sunset from the balcony. It is also a fantastic space for entertaining; we celebrated our 40th wedding anniversary with more than 60 guests, a singer and a hog roast, while Christmas here has become a much-loved tradition, with family meals, games and festive gatherings.

The location has been a huge part of our enjoyment. Copt Heath Golf Club, Brueton Park and Knowle Park are all within walking distance, while Packwood House and Baddesley Clinton are a short drive away. You can also enjoy a lovely walk along the Grand Union Canal from the house into Knowle. Solihull School and Arden Academy are also within walking distance, and nearby bus and rail links make travelling to Birmingham and London straightforward. The road has a lovely community spirit, with an active WhatsApp group and neighbours who look out for one another.

What we will miss most is the house itself, the beautiful garden and the ability to walk into Solihull or Knowle whenever we wish. It has been a wonderful home for family life, offering space to relax and entertain, and somewhere our grandchildren have been able to play and make memories. Above all, it is a welcoming home that has brought family and friends together on many special occasions."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor: To the first floor, the landing has a beautiful double aspect window and full-height feature window, with stairs rising to the second floor.

From the landing there are 'His and Hers' doors to the feature bedroom and French doors which open out to a large balcony, perfect for morning coffee whilst admiring views over the garden.

The guest bedroom is of a good size and also enjoys access to the balcony, whilst the third bedroom is also a double bedroom and has a window to the front.

The family bathroom is beautifully presented and features a freestanding bath and a separate shower.

Second Floor: The second floor offers another choice for the main bedroom. The largest bedroom in the property, this room has built-in cupboards and large windows which overlook the rear garden, with an adjacent shower room with a walk-in double shower.















Outside: Without doubt, one of the main selling features of this home is the extensive rear garden. It is mainly laid to lawn with a lovely sun terrace, a feature pond and mature trees which offer excellent privacy, whilst to the front of the property is a large single garage and off-road parking for around eight cars with EV charger.

A stunning and flexible home in a most sought-after location which must be viewed to be appreciated.











LOCATION

Knowle is situated around three miles south-east of Solihull and is conveniently located for the M40 and M42 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in around 90 minutes.











INFORMATION

Services, Utilities & Property Information
Tenure: Freehold
EPC Rating: D
Council Tax Band G: Solihull Metropolitan Borough Council
Property Construction: Standard - brick and tile
Electricity Supply: Mains
Water Supply: Mains
Drainage & Sewerage: Mains
Heating: Mains gas
Broadband: FTTP Broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage: 5G mobile signal is available in the area - we advise you to check with your provider.
Parking: Garage and driveway parking for approximately 8 cars. EV charger.
Total Internal Floor Area: 2,705 sq ft
Notes: The sellers are in the process of transferring a section of the garden to the neighbouring property. Solicitors have been instructed, and the Land Registry records have not yet been updated. Further details should be confirmed by the sellers' solicitors.

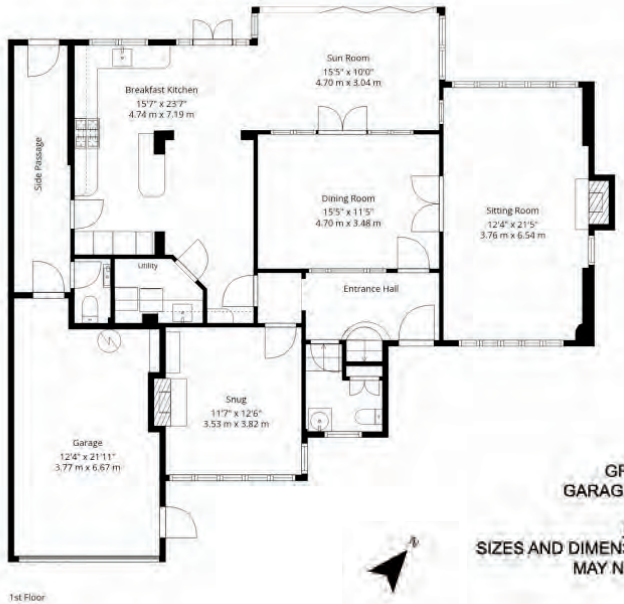
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 07736 937 633.

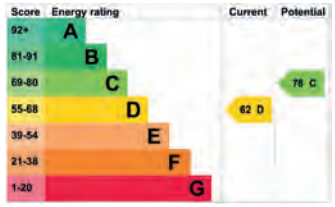
Website
For more information visit
https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents

Opening Hours
Monday to Friday - 9.00 am - 6 pm
Saturday - 9.00 am - 5 pm
Sunday - By appointment only

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GROSS INTERNAL AREA: 2705 sq ft, 250 m2
GARAGE: 245 sq ft, 23 m2, BALCONY: 258 sq ft, 24 m2,

OVERALL TOTALS: 3208 sq ft, 297 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

The Property Ombudsman

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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 02.11.2026

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



TERRY ROBINSON

PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued.

Terry has sold many properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

Agent Testimonial

"Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!"

THE FINE & COUNTRY FOUNDATION

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