



Barton Drive, Knowle

Guide Price £530,000





PROPERTY OVERVIEW

This modern three-bedroom townhouse, located within convenient walking distance to Dorridge Village, offers a comfortable and stylish living space that is sure to impress. Set behind a double length tandem tarmac driveway, this property ensures ample parking and storage options for its residents. Upon entering the property through the inviting entrance hallway, you are greeted by a spacious kitchen, living, dining room featuring fully fitted appliances and French doors onto the garden. The layout is further enhanced by a practical utility room and a guest WC, offering both functionality and modern convenience. Ascending to the first floor, you will find a generously-sized lounge complete with a Juliette balcony overlooking the garden, providing a perfect spot for relaxation. Accompanying this space is a well-appointed family bathroom and a well-proportioned bedroom, offering flexible living arrangements to suit your needs. Moving up to the second floor, you will discover two additional double bedrooms, both offering ample space and comfort, along with two modern bathrooms, one of which is an en-suite to the principal bedroom. The design and layout of the property have been carefully crafted to provide comfortable and functional living spaces throughout.



At the rear of the property, a landscaped garden awaits, featuring a patio area that provides a perfect setting for outdoor enjoyment and relaxation. The property also benefits from its proximity to Dorridge Station and all the amenities that Dorridge Village has to offer, making it an ideal location for those seeking convenience and accessibility in their daily lives. This property boasts the remaining balance of the NHBC warranty, ensuring peace of mind for the new owners. With its modern design, convenient location, and practical layout, this townhouse presents a fantastic opportunity for those looking to find a comfortable and stylish place to call home in the heart of Dorridge.

- Modern Three Bedroom Townhouse Located Walking Distance To Dorridge Village
- Set Behind A Double Tandem Tarmac Driveway
- The Property Is Accessed Via The Entrance Hallway Which Leads To A Large Kitchen, Living, Dining Room With Fully Fitted Appliances & Is Supported By A Useful Utility Room & Guest WC
- To The First Floor Is A Large Lounge With Juliette Balcony Looking Over The Garden, A Well Appointed Family Bathroom & A Well Proportioned Bedroom
- To The Second Floor & Two Further Double Bedrooms & Two Additional Modern Bathrooms One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Landscaped Garden Which Features A Patio Area
- Located Walking Distance To Dorridge Station & All Of Dorridge Village Amenities
- With The Remaining Balance Of The NHBC Warranty





PROPERTY 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, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the 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. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: E

Tenure: Freehold

ENTRANCE HALLWAY

KITCHEN/DINING AREA

22' 4" x 11' 2" (6.81m x 3.40m)

LIVING AREA

8' 8" x 4' 11" (2.64m x 1.50m)

UTILITY

8' 8" x 3' 11" (2.64m x 1.19m)

WC

7' 1" x 3' 11" (2.16m x 1.19m)



FIRST FLOOR

LOUNGE

15' 9" x 11' 0" (4.80m x 3.35m)

BEDROOM THREE

9' 6" x 8' 2" (2.90m x 2.49m)

BATHROOM

8' 2" x 6' 7" (2.49m x 2.01m)

SECOND FLOOR

PRINCIPAL BEDROOM

12' 2" x 11' 0" (3.71m x 3.35m)

ENSUITE

11' 0" x 3' 3" (3.35m x 0.99m)

BEDROOM TWO

15' 9" x 9' 2" (4.80m x 2.79m)

SHOWER ROOM

7' 10" x 6' 7" (2.39m x 2.01m)

TOTAL SQUARE FOOTAGE

119.2 sq.m (1283 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN WITH PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, garden shed, all carpets and light fittings and fitted wardrobes in two bedrooms.



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded. Maintenance charge - £190 pa (annual maintenance charge of circa £190 towards estate costs).

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

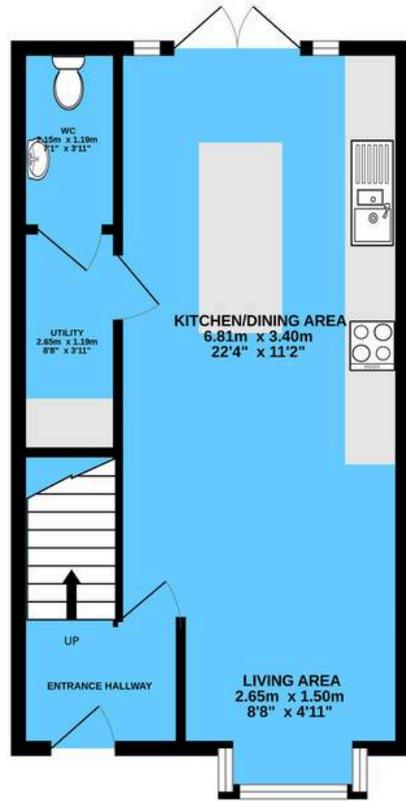
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

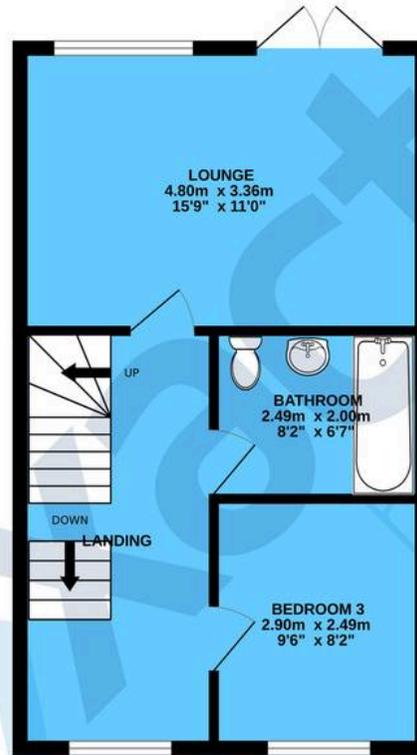
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



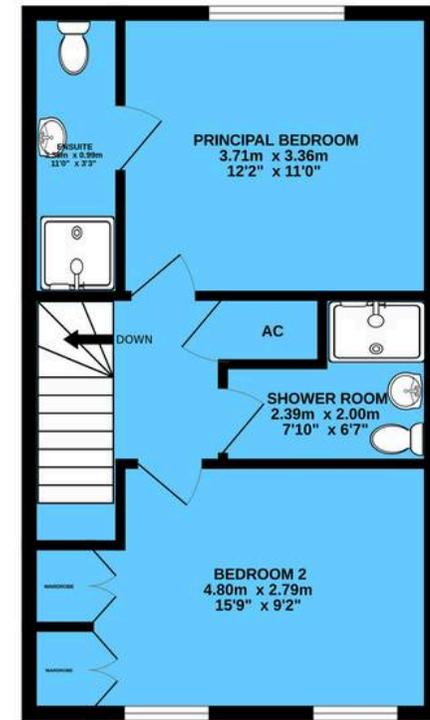
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 119.2 sq.m. (1283 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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