



## Barton Drive, Knowle

Guide Price £400,000





## PROPERTY OVERVIEW

Nestled on a serene and desirable street in Knowle, this exceptional three-bedroom detached property presents an enticing opportunity for discerning buyers. Located within a short stroll to local amenities and Dorridge Station, convenience is at your doorstep. Boasting a highly sought-after position with no upward chain, this residence is a rare find. Upon entering through the entrance porch, the ground floor unfolds to reveal a generous living room, well-appointed breakfast kitchen with dining space, a delightful conservatory overlooking the rear garden, and a convenient downstairs guest toilet. Ascend to the first floor to discover three inviting bedrooms, amongst them a master suite with fitted wardrobes, all serviced by a family bathroom. Externally, the property offers a low-maintenance rear garden and a detached single garage. With its prime location and abundance of living space, this home embodies comfort and convenience, promising a lifestyle of ease and contentment for its fortunate new owners. Book your viewing today to secure this enticing property.



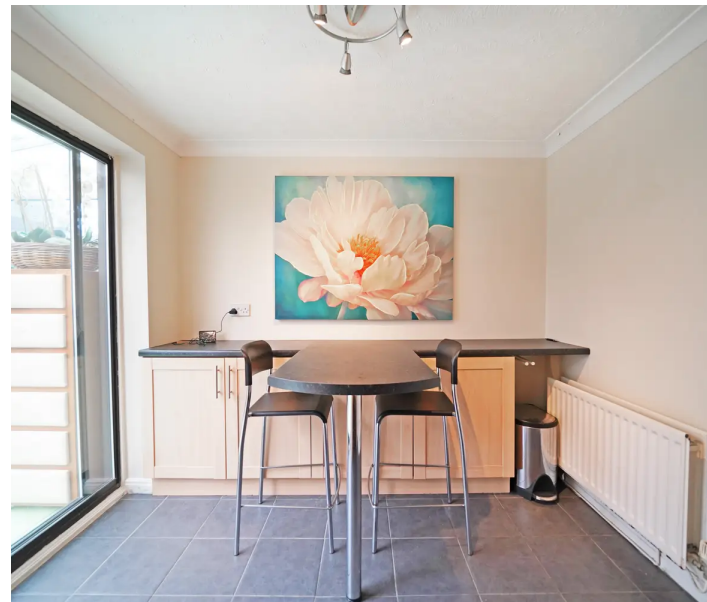
## PROPERTY LOCATION

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: C

Tenure: Freehold

- NO UPWARD CHAIN
- Walking Distance To Dorridge Station
- Quiet & Highly Sought After Location
- Spacious Living Room
- Breakfast Kitchen
- Downstairs Toilet
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Detached Single Garage





**PORCH**

**WC**

**LIVING ROOM**

15' 5" x 11' 5" (4.69m x 3.48m)

**BREAKFAST KITCHEN**

15' 2" x 8' 8" (4.63m x 2.64m)

**CONSERVATORY**

15' 5" x 7' 7" (4.69m x 2.31m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

13' 2" x 10' 0" (4.01m x 3.05m)

**BEDROOM TWO**

8' 8" x 7' 10" (2.64m x 2.39m)

**BEDROOM THREE**

8' 10" x 6' 3" (2.69m x 1.91m)

**BATHROOM**

6' 4" x 5' 7" (1.93m x 1.71m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 90.0 sq.m. = 969 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **LOW MAINTENANCE REAR GARDEN**

#### **DETACHED SINGLE GARAGE**

20' 6" x 11' 1" (6.24m x 3.38m)

#### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all blinds, fitted wardrobes in one bedroom and all light fittings.

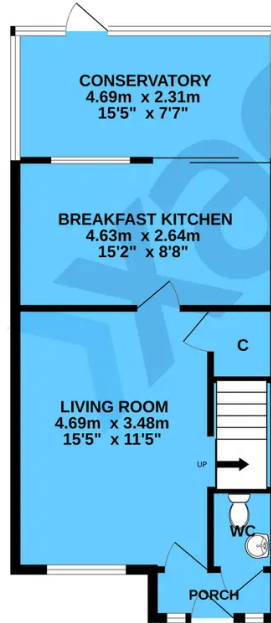
#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - EE. Loft space - which is boarded.

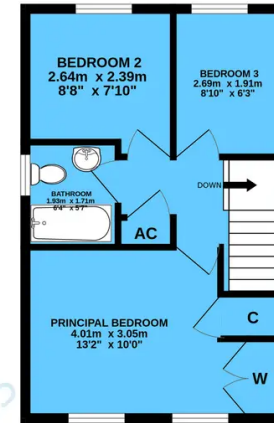
#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 90.0 sq.m. (969 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

