



Barton Drive, Knowle

Guide Price £500,000





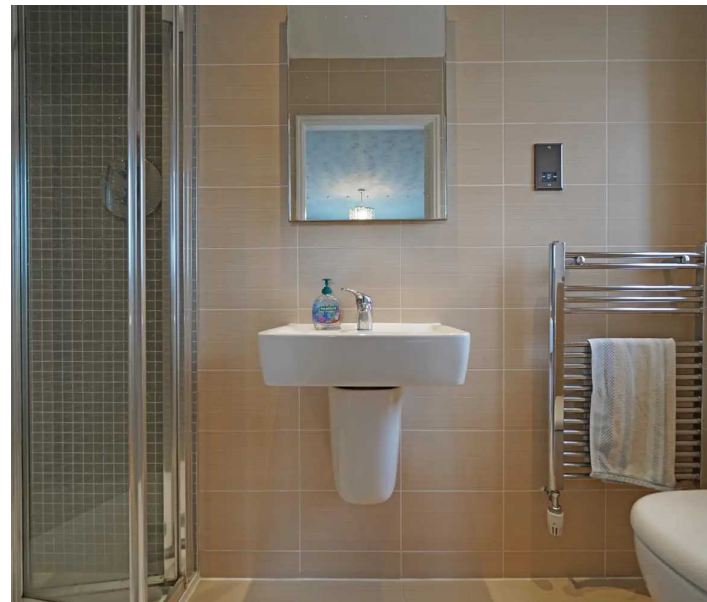
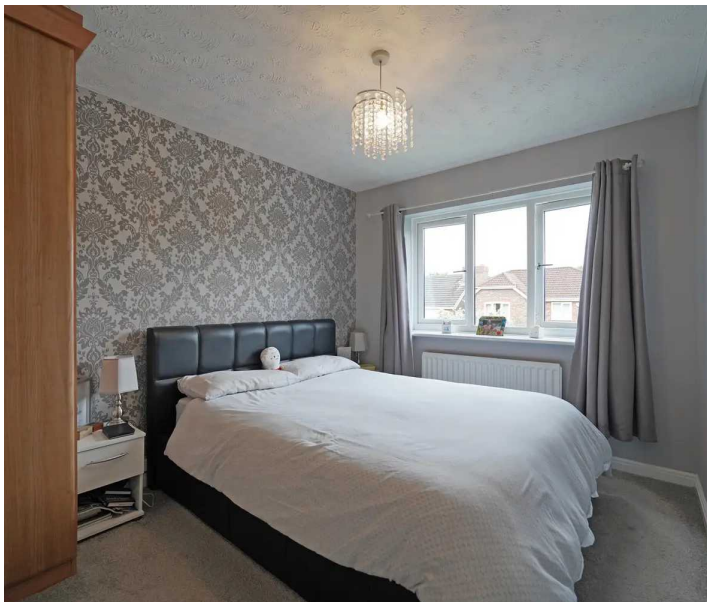
## PROPERTY OVERVIEW

Nestled within a sought-after residential area, this impeccably presented three-bedroom detached property with a garage offers an exceptional opportunity for those seeking a comfortable and stylish living environment. Situated within walking distance to the vibrant Dorridge Village and train station, this home benefits from both convenience and tranquillity. Upon arrival, one is greeted with a paved tarmac driveway leading to the garage, offering ample parking and also the convenience of storage. The interior of the property has been beautifully maintained, boasting a blend of contemporary design and practicality. The ground floor features a spacious living room, providing a welcoming ambience for relaxation or entertaining guests. The beautiful breakfast kitchen is a standout feature, offering a modern space with breakfast bar and is equipped with a range of appliances and sleek finishes. The addition of a conservatory brings an abundance of natural light into the heart of the home, creating a seamless flow between indoor and outdoor living spaces. Ascending the stairs, one will discover the principal bedroom with an en-suite facility with two further bedrooms serviced by a modern family bathroom.



Stepping out to the rear garden, a delightful South Westerly facing garden awaits, perfect for enjoying al fresco dining or relaxing in the sunshine. In addition, the garden also provides a side gated entrance and a courtesy door leading into the garage. In summary, this property offers a rare opportunity to acquire a three bedroom home in a prime location, meticulously maintained and ready for its new owners to move in and make memories. With its convenient proximity to amenities and transportation links, as well as its impeccable presentation this property is one not to be missed and viewings can be arranged by contacting Xact Homes on 01564 777284.

- Three Bedroom Detached Property With Garage
- Located Within Walking Distance To Dorridge Village And Station
- Immaculately Presented Throughout
- Set Behind Tarmacadam Driveway Leading To Garage
- Living Room, Beautiful Breakfast Kitchen And Conservatory
- Principal Bedroom With Ensuite
- Two Further Bedroom Serviced Via Modern Family Bathroom
- South Westerly Facing Rear Garden





## 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

## HALL

## LIVING ROOM

15' 2" x 12' 1" (4.62m x 3.68m)

## BREAKFAST KITCHEN

15' 6" x 10' 10" (4.72m x 3.30m)

## CONSERVATORY



## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

12' 9" x 9' 0" (3.89m x 2.74m)

### **ENSUITE**

### **BEDROOM TWO**

10' 0" x 8' 11" (3.05m x 2.72m)

### **BEDROOM THREE**

8' 1" x 6' 4" (2.46m x 1.93m)

### **BATHROOM**

### **TOTAL SQUARE FOOTAGE**

78 sq.m (840 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **GARAGE**

#### **GARDEN**

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

Bosch integrated oven, Lamona integrated hob, extractor, Bosch microwave, Lamona fridge/freezer, Lamona dishwasher, washing machine, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms and garden shed.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic. Loft space - boarded with ladder and lighting.

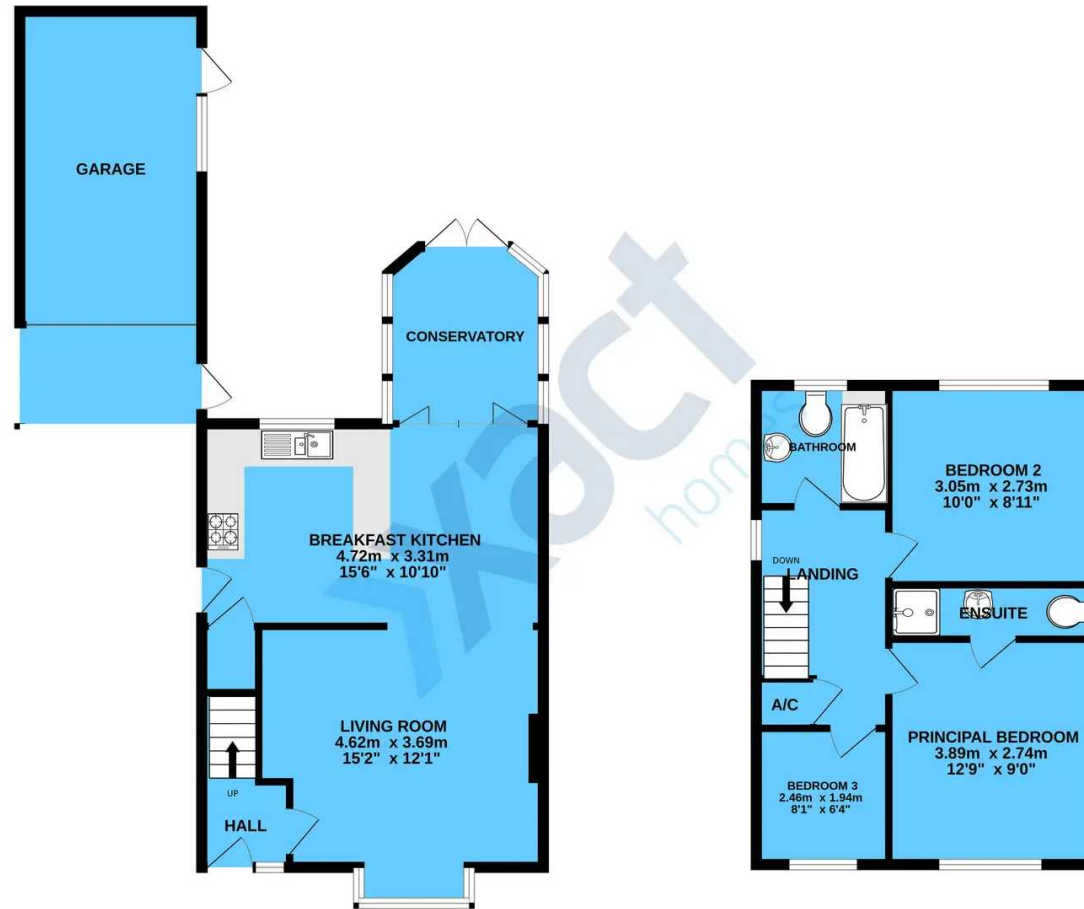
#### **MONEY LAUNDERING REGULATIONS**

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 : 78.0 sq.m. (840 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**

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