



DM&Co.
SALES & LETTINGS

**54 BARTON DRIVE
KNOWLE
B93 0PE**

This lovely, modern, three-bedroom town house is ideally situated, within walking distance of Dorridge village and train station. The property provides great space for families to grow into as well as being within Arden Academy catchment.

The entrance hall leads you to the heart of the home, a contemporary open-plan kitchen dining living area, ideal for family gatherings and daily life. The dual aspect design invites ample natural light throughout the day. Additionally, the downstairs is completed with a utility and W/C, for added convenience.







To the first floor and to the right, you are greeted by a light-filled lounge, perfect for relaxation or entertainment. There is also a good-sized single bedroom, which has the versatility to be used as an office. Completing this level is a well-appointed family bathroom.

The second floor comprises of two double bedrooms. The principal bedroom boasts an en-suite and built in storage. The second floor is complete with another family bathroom to accompany the second bedroom.





The block-paved driveway accommodates two cars as well as an EV Charging point. The rear garden is landscaped to provide patio at the front and back of the garden, making it a great space for summer evenings. The lawn is also low maintenance and perfect for outside activity.



FEATURES

- Modern Kitchen-Dining-Living Area
- Dual Aspect Design For Abundant Light
- Convenient Utility and Downstairs WC
- Large Light lounge
- Principal Bedroom with En-suite
- Two Well-Proportioned Bedrooms
- Two Family Bathrooms
- Short Walk to Dorridge Village and Train Station
- Within Arden Academy Catchment

SIZE

Total - 1281 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council E

SERVICES

All mains services are connected to the property.
It is advised that you confirm this at point of offer.

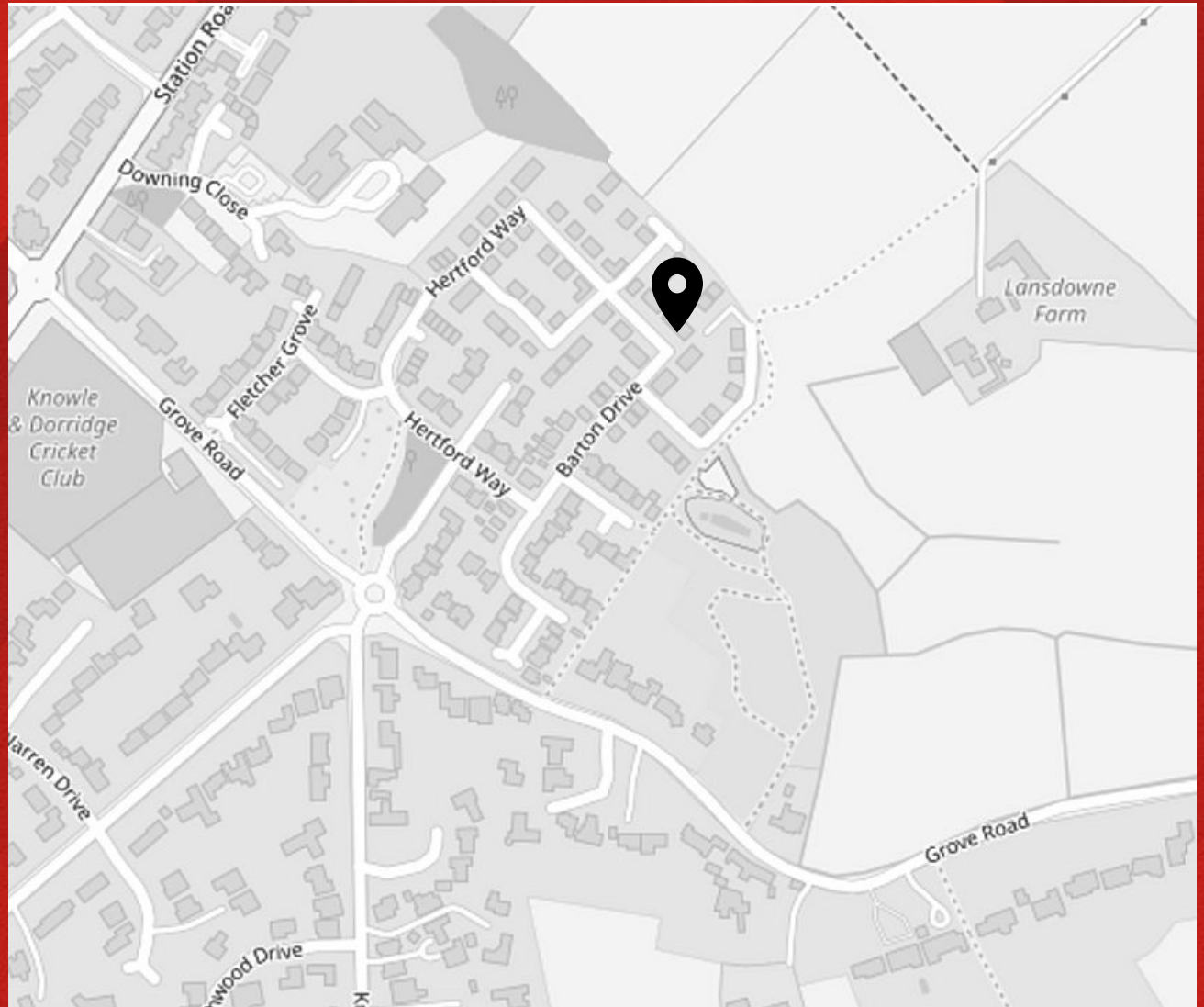
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777 314

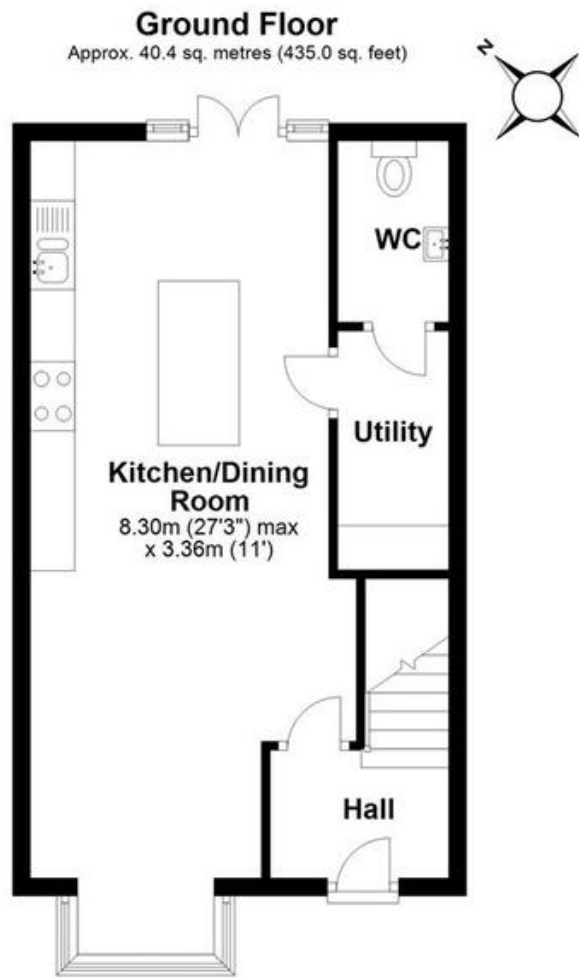
@ dorridge@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

Nestled within a sought-after location, this townhouse is a short stroll from Dorridge Village and its charming amenities, including the train station, as well as being walking distance to local schools. With this home being within Arden Academy catchment, it makes a great house for families to grow into or downsizers wanting an ideal locality.



Total area: approx. 119.0 sq. metres (1281.3 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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