

HUNTERS®

HERE TO GET *you* THERE



Barton Drive

Knowle, Solihull, B93 0PE

Guide Price £450,000



Council Tax: E



31 Barton Drive

Knowle, Solihull, B93 0PE

Guide Price £450,000



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. There are a wide range of interesting shops, restaurants, plus Knowle is home to an excellent junior and infant school and secondary school, Arden Academy.

Nearby, the village of Dorridge has its own railway station with links to Birmingham and London. Knowle village is also 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. In addition, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

APPROACH

A paved pathway leads from the tarmacadam driveway to the front door.

ON THE GROUND FLOOR

HALLWAY

Having ceiling light point, electric consumer unit, central heating radiator, Amtico vinyl wood style flooring and stair rise to first floor.

DOWNSTAIRS CLOAKROOM

Having two piece suite incorporating a close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Also, ceiling light point, single panel radiator, and Amtico vinyl wood effect flooring.

LIVING ROOM (front)

13'10" x 12'1" (4.24m x 3.69m)

Having ceiling light point, double panel radiator, UPVC double glazed window to front aspect and wall mounted thermostat for gas-fired central heating.

KITCHEN / DINING ROOM (rear)

15'5" x 9'10" (4.70m x 3.00m)

Having inset ceiling lights to kitchen area and pendant ceiling light to dining area. Range of wall and base units with granite work surfaces over. Also, integrated fridge/freezer, dishwasher

and washer/dryer. In addition, double oven, four ring gas hob with black glass splashback and cooker hood over, wall mounted "Ideal" gas-fired central heating boiler encased in kitchen wall cupboard, UPVC double glazed French door to rear garden, door to useful Storage Cupboard and Amtico flooring.

ON THE FIRST FLOOR

Stairs from the Hall lead up to the Landing which has ceiling light point, single panel radiator, and access to part-boarded loft.

MASTER BEDROOM (front)

11'10" x 11'3" (3.61m x 3.43m)

Having ceiling light point, UPVC window, single panel radiator, built-in double wardrobe in light oak with a mirror fronted sliding door, hanging rail and shelving.

EN SUITE BATHROOM (front)

Having a three piece suite incorporating enclosed shower cubicle with wall mounted shower over, pedestal wash hand basin with mixer tap and close coupled WC (dual flush). Also, ceiling light point, UPVC double glazed opaque window to front aspect. Amtico flooring in vinyl wood effect and single panel radiator.

BEDROOM 2 (rear)

10'9" x 8'7" (3.29m x 2.63m)

Having UPVC double glazed window to rear aspect, single panel radiator and ceiling light point.

BEDROOM 3 (rear)

11'6" x 6'7" (3.51m x 2.01m)

Having UPVC double glazed window to rear aspect, single panel radiator and ceiling light point.

FAMILY BATHROOM

Having three piece suite incorporating panelled bath with shower over and glass shower screen to side, pedestal wash hand basin with mixer tap over and dual flush close coupled WC. Also, Amtico floor in wood effect.

OUTSIDE

Tel: 01564 770707

GARAGE & TANDEM PARKING

Having up-and-over door, power and light. There is also tandem parking on the tarmacadam driveway for two vehicles.

REAR GARDEN

Having paved patio area with pathway leading to rear gated access on either side of the garden, enclosed by panel fencing, decorative brick wall with inset planting to one side, and outside water tap.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band E.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

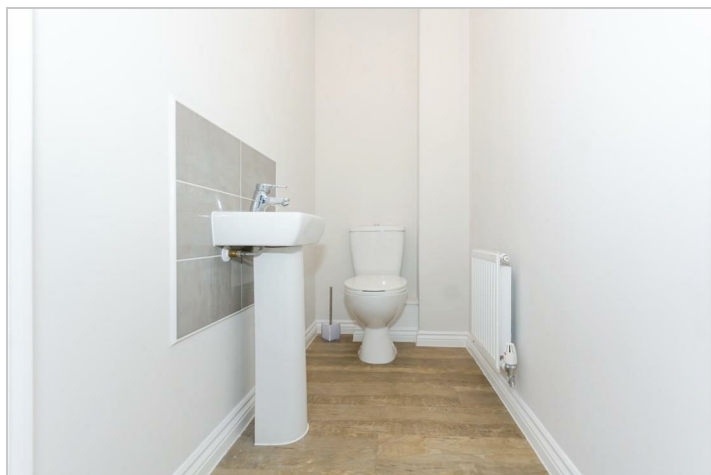
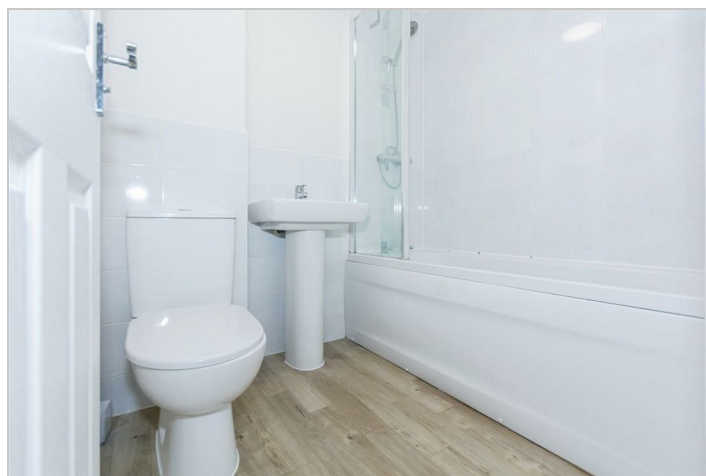
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



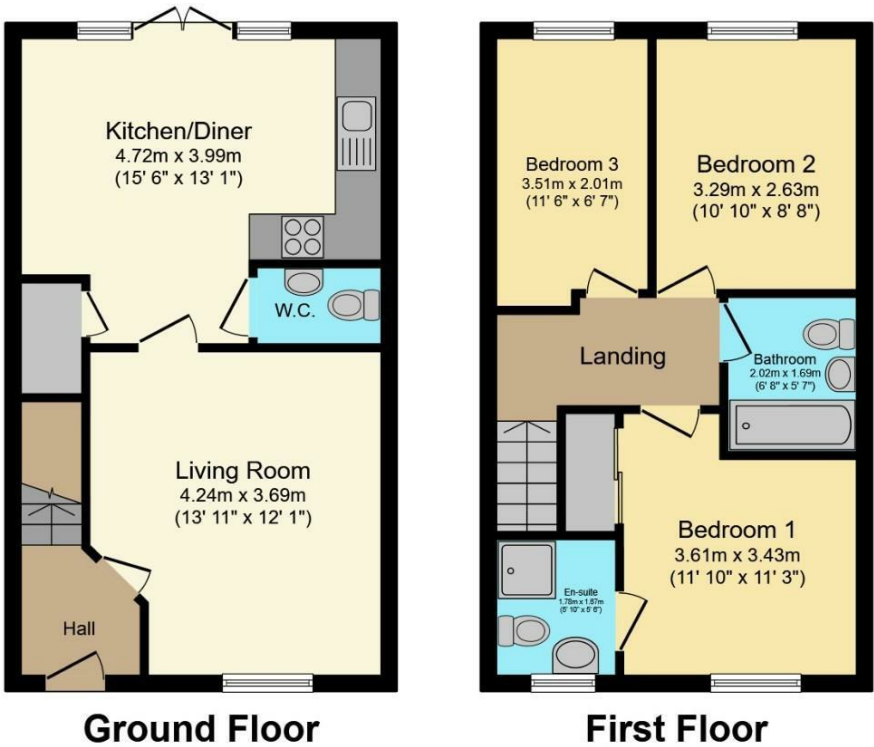
Hybrid Map



Terrain Map



Floor Plan



Total floor area 78.7 sq.m. (847 sq.ft.) approx

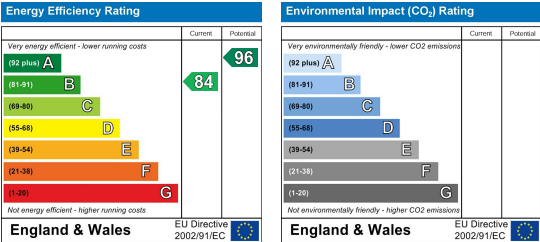
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.