



Barton Drive, Knowle

Guide Price **£550,000**





PROPERTY OVERVIEW

Introducing this four-bedroom detached house located within walking distance to Dorridge Village.

The property boasts a spacious entrance hallway granting access to all downstairs living areas, including a modern kitchen diner at the front and a large lounge and study / storage area at the rear.

Upstairs, four well-proportioned bedrooms are serviced by two bathrooms, one of which is an en-suite to the principal bedroom.

Externally, this property offers generous outside space, including a well-maintained garden, perfect for enjoying the sunshine. Whether for relaxing or hosting gatherings, the south-easterly facing garden provides a peaceful retreat. This home also features a notable patio area, ideal for al fresco dining or simply unwinding after a long day.

The property enjoys the convenience of being within walking distance to Dorridge Station and all the amenities the village has to offer. Moreover, it is situated within the prestigious Arden Academy catchment area.

With its leafy surroundings and convenient proximity to Dorridge Village, this property offers a blend of comfort, convenience, and tranquillity - all in one desirable package.





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: F

Tenure: Freehold





- Four-Bedroom Two-Bathroom Detached House
Located Walking Distance To Dorridge Village
- All Downstairs Living Accommodation Is Accessed
Via The Entrance Hallway & Is Comprised Of A
Modern Kitchen Diner To The Front And A Large
Lounge & Study / Storage Area To The Rear
- Upstairs, The Property Boasts Four Well Proportioned
Bedrooms Which Are Serviced By Two Bathrooms,
One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A South Easterly
Facing Garden With A Feature Patio
- Located Walking Distance To Dorridge Station & All
Of The Amenities Dorridge Village Has To Offer
- Set Within The Prestigious Arden Academy
Catchment Area



ENTRANCE HALLWAY

WC

KITCHEN / DINER

13' 11" x 11' 9" (4.24m x 3.58m)

LOUNGE

18' 9" x 12' 0" (5.72m x 3.66m)

STUDY / STORAGE AREA

5' 3" x 2' 11" (1.60m x 0.90m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 10" x 10' 9" (3.61m x 3.28m)

ENSUITE

5' 11" x 5' 0" (1.80m x 1.52m)

BEDROOM TWO

11' 10" x 9' 3" (3.61m x 2.82m)

BEDROOM THREE

9' 2" x 8' 2" (2.79m x 2.49m)

BEDROOM FOUR

7' 9" x 7' 3" (2.36m x 2.21m)

BATHROOM

6' 6" x 5' 11" (1.98m x 1.80m)

TOTAL SQUARE FOOTAGE

114.9 sq.m (1237 sq.ft) approx.

OUTSIDE THE PROPERTY

TANDEM GARAGE

27' 3" x 8' 7" (8.30m x 2.62m)

DRIVEWAY PARKING

SOUTH EASTERLY FACING GARDEN

PATIO AREA



ITEMS INCLUDED IN THE SALE

Electrolux integrated oven, Electrolux integrated hob, Electrolux extractor, Electrolux fridge/freezer, Electrolux dishwasher, Hotpoint washer/dryer, all carpets, some curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms and CCTV on garage.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Loft – partially boarded with fixed ladder access.

INFORMATION FOR POTENTIAL BUYERS

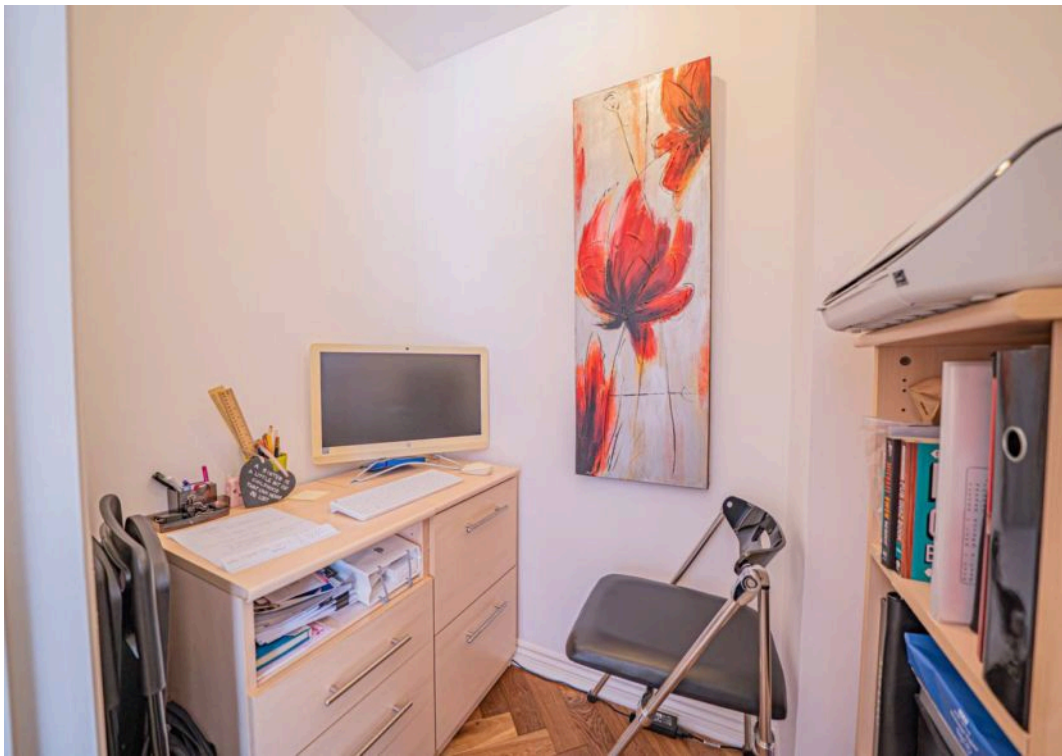
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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.

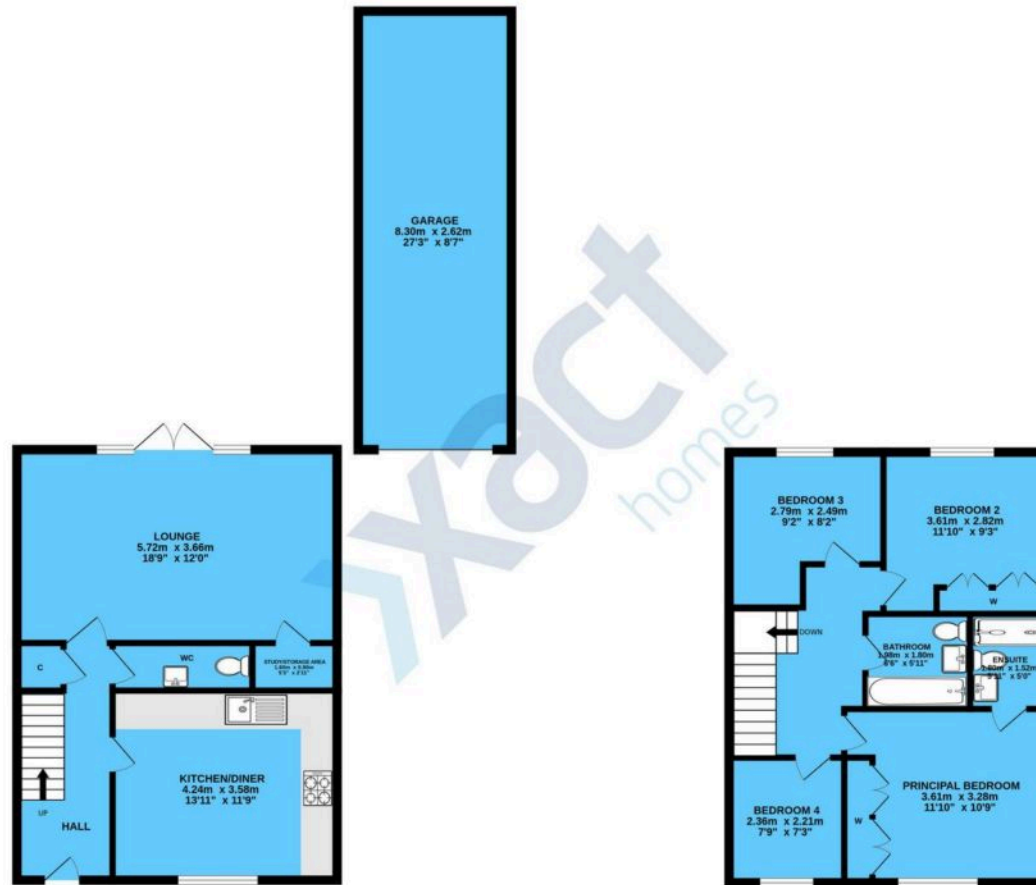
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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



TOTAL FLOOR AREA: 114.9 sq.m. (1237 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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