



Barton Drive, Knowle

Guide Price £725,000





PROPERTY OVERVIEW

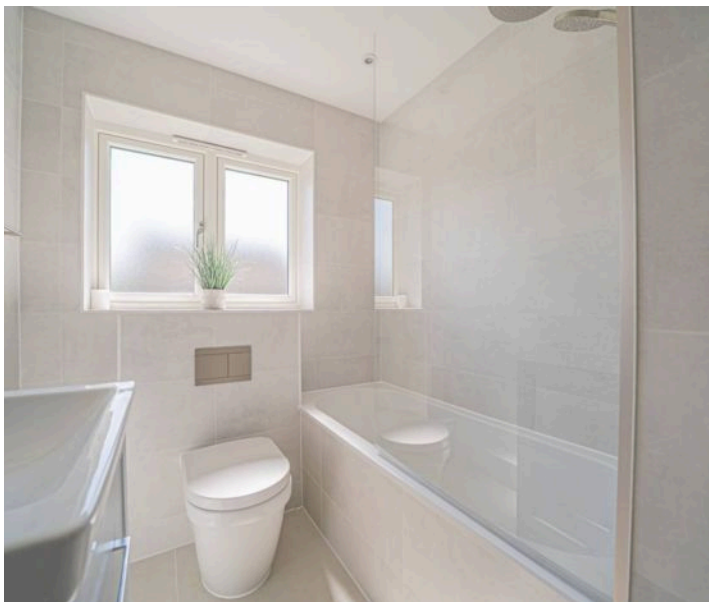
Nestled within the charming community of Knowle, this exceptional four-bedroom, two-bathroom detached house offers a perfect blend of comfort and style.

Upon arrival, the property stands majestically behind a well-maintained front lawn, supported by a single garage that seamlessly complements the overall aesthetic. As you step inside, you are greeted by an inviting entrance hallway leading to the heart of the home.

The ground floor features a spacious reception room to the front of the property, ideal for entertaining guests or relaxing with loved ones. Towards the rear, a modernised open-plan kitchen/diner awaits, leading to a delightful conservatory that bathes the space in natural light. A separate utility room provides added convenience and functionality.

Ascend the stairs to discover four generously sized bedrooms, each offering a peaceful retreat from the day's hustle and bustle. The two modern bathrooms cater to the needs of the household, with one en-suite to the principal bedroom for added privacy and luxury.

Outside, a well-proportioned south-facing garden awaits, perfect for al fresco dining, gardening, or simply basking in the sunshine. The tranquillity of the setting creates an oasis of relaxation within the confines of your own home.





Conveniently located within walking distance of Dorridge Station and all the amenities that Dorridge Village has to offer, this property ensures easy access to every-day necessities and transportation links. Furthermore, being within the prestigious Arden Academy catchment area adds to the appeal for families seeking a high-quality education for their children.

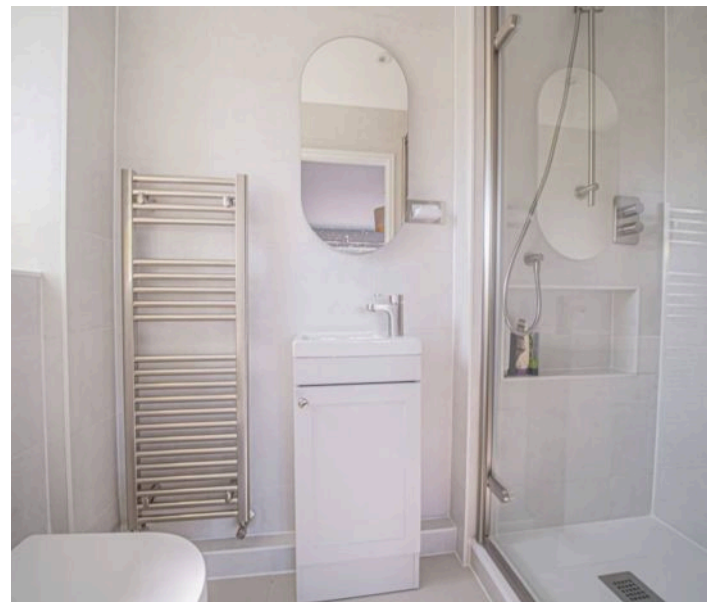
In conclusion, this meticulously designed property presents a rare opportunity to acquire a spacious, modern home in a sought-after location. With its seamless blend of functionality, style, and aesthetics, this residence is sure to captivate the discerning homeowner seeking both comfort and sophistication.

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 With Open Plan Kitchen / Diner
- Set Behind A Front Lawn Which Is Supported By A Single Garage
- Well Proportioned Reception Room To The Front Of Property
- To The Rear Of The Property Is A Modernised Open Plan Kitchen / Diner With Separate Utility & Conservatory
- Upstairs, The Property Boasts Four Well Proportioned Bedrooms Which Are Serviced By Two Modern Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Well Proportioned South Facing Garden
- Located Within Walking Distance To Dorridge Station & All Of Dorridge Village's Amenities
- Set Within The Prestigious Arden Academy Catchment Area



PORCH

ENTRANCE HALLWAY

WC

RECEPTION ROOM

16' 1" x 11' 9" (4.90m x 3.58m)

KITCHEN/DINER

25' 2" x 12' 0" (7.67m x 3.66m)

CONSERVATORY

9' 6" x 8' 8" (2.90m x 2.64m)

UTILITY ROOM

8' 6" x 4' 11" (2.59m x 1.50m)

INTEGRAL GARAGE

16' 7" x 8' 7" (5.05m x 2.62m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 10" x 11' 1" (3.61m x 3.38m)

ENSUITE

7' 8" x 3' 3" (2.34m x 0.99m)

BEDROOM TWO

10' 6" x 9' 6" (3.20m x 2.90m)

BEDROOM THREE

11' 0" x 7' 2" (3.35m x 2.18m)

BEDROOM FOUR

9' 10" x 7' 6" (3.00m x 2.29m)

BATHROOM

7' 9" x 6' 0" (2.36m x 1.83m)

TOTAL SQUARE FOOTAGE

105.0 sq.m (1130 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL PROPORTIONED GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets and car charging point.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

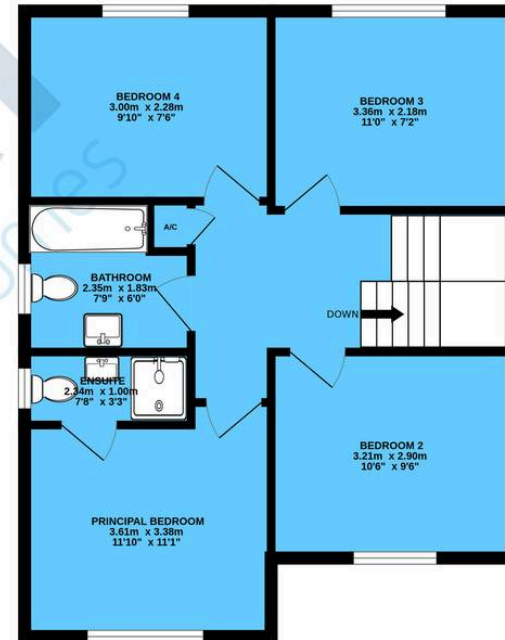
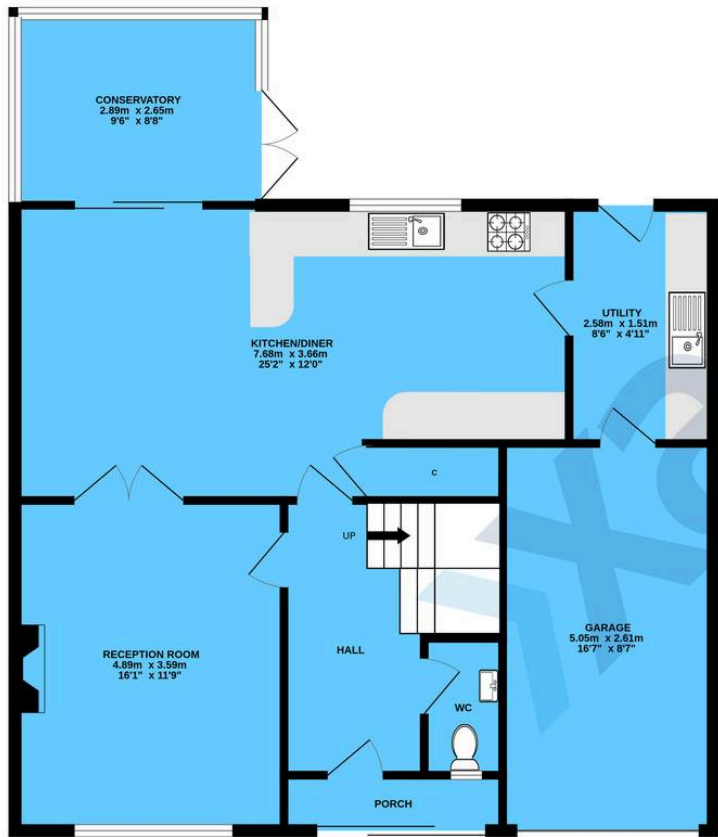
INFORMATION FOR POTENTIAL BUYERS

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 : 105.0 sq.m. (1130 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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