



## Barton Drive, Knowle

Guide Price £375,000







## PROPERTY OVERVIEW

This well presented, larger style two bedroom semi detached property was built in 2017 and benefits from the balance of a 10 year new build guarantee. Being set in a sought after location midway between Knowle & Dorridge the property provides convenient access to local schools, Dorridge train station and other local amenities, In brief the property offers potential purchasers :- large lounge, brand new Wren fitted breakfast kitchen over looking the private rear garden (which is not overlooked), guest WC, two double bedrooms (bedroom one overlooking fields), modern family bathroom, landscaped rear garden and allocated parking for two vehicles.







## 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: D

Tenure: Freehold

- Larger Style Two Bedroom Semi-Detached
- Beautifully Presented Throughout
- Breakfast Kitchen
- Large Lounge
- Balance of NHBC Guarantee
- Landscaped Rear Garden
- Modern Family Bathroom
- Allocated Parking



**LOUNGE**

15' 4" x 12' 2" (4.68m x 3.7m)

**BREAKFAST KITCHEN**

15' 3" x 14' 2" (4.65m x 4.33m)

**WC****FIRST FLOOR****BEDROOM ONE**

15' 4" x 10' 6" (4.67m x 3.19m)

**BEDROOM TWO**

12' 7" x 11' 1" (3.84m x 3.39m)

**BATHROOM****OUTSIDE THE PROPERTY****OFF ROAD PARKING****LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, Bosch integrated hob, extractor, all carpets, blinds and light fittings, fitted wardrobes in one bedroom and garden shed.

**ADDITIONAL INFORMATION**

Services, Broadband and Loft Space - TBC.

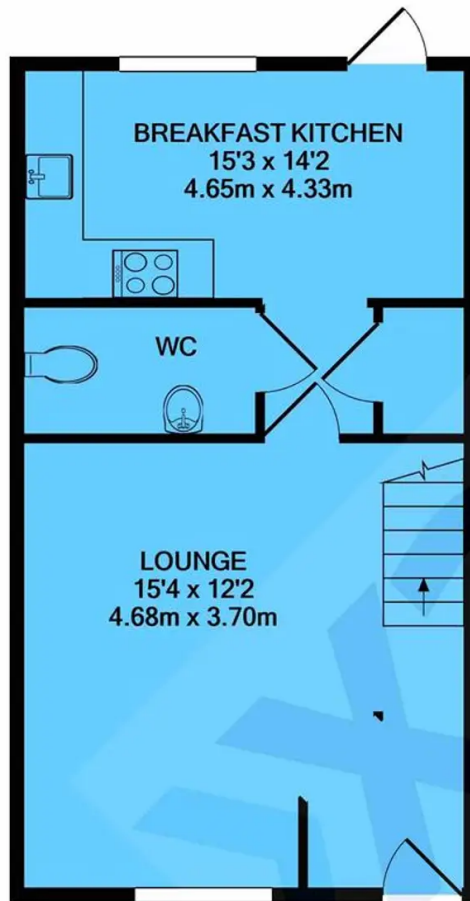
**MONEY LAUNDERING REGULATIONS**

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.

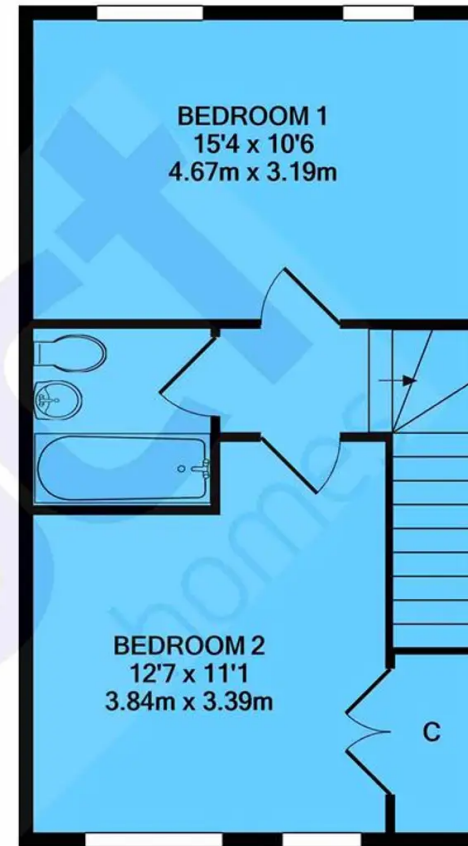








GROUND FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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