



Barton Drive, Knowle

Guide Price £525,000





## PROPERTY OVERVIEW

Introducing this impeccable three-bedroom townhouse, set over three well-designed floors, and positioned on a tranquil and sought-after road in Knowle. This property offers a peaceful and convenient location, within easy walking distance to a plethora of local amenities, outstanding schools, and the highly regarded Dorridge Station. Upon entering, you are welcomed by a spacious hallway that seamlessly leads to a generous open plan kitchen and dining area. Boasting fully integrated appliances and a sizeable breakfast island, this space is ideal for modern living and entertaining. Additionally, the ground floor includes a practical utility room and a convenient downstairs toilet. The first floor of this remarkable residence is comprised of an airy living room, filled with an abundance of natural light, and a comfortable bedroom offering versatility to be used as a home office, accompanied by a family bathroom. Continuing upwards, the second floor hosts a lovely principal bedroom, complete with an ensuite bathroom, perfect for privacy and relaxation. Additionally, a well-proportioned double bedroom with fitted wardrobes which is serviced by another family bathroom.





Outside, this property offers a delightful south-westerly facing rear garden, for basking in the sunshine and enjoying outdoor pursuits. Furthermore, a detached single garage and ample off-road parking complete the ensemble. With its appealing features and exceptional location, this extraordinary townhouse presents a unique opportunity for discerning buyers seeking a perfectionist lifestyle.

#### 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: E

Tenure: Freehold



- Three Bedroom Town House
- Walking Distance To Dorridge Station
- Immaculately Presented Throughout
- Living Room
- Open Plan Kitchen / Dining Room
- Principal Bedroom With Ensuite
- South Westerly Facing Garden
- Utility Room
- Detached Garage

#### **HALLWAY**

6' 7" x 5' 6" (2.01m x 1.68m)

#### **KITCHEN/DINING ROOM**

30' 0" x 11' 0" (9.14m x 3.35m)

#### **UTILITY ROOM**

8' 10" x 4' 2" (2.69m x 1.27m)

#### **WC**

6' 9" x 4' 2" (2.06m x 1.27m)

#### **FIRST FLOOR**

##### **LIVING ROOM**

15' 5" x 11' 0" (4.70m x 3.35m)

##### **BEDROOM THREE**

9' 6" x 6' 4" (2.90m x 1.93m)

##### **BATHROOM**

8' 4" x 5' 7" (2.54m x 1.70m)

#### **SECOND FLOOR**

##### **PRINCIPAL BEDROOM**

12' 1" x 11' 0" (3.68m x 3.35m)

##### **ENSUITE**

11' 0" x 3' 1" (3.35m x 0.94m)

**BEDROOM TWO**

13' 5" x 9' 0" (4.09m x 2.74m)

**BATHROOM**

7' 9" x 6' 8" (2.36m x 2.03m)

**TOTAL SQUARE FOOTAGE**

119 sq.m (1281 sq.ft) approx.

**OUTSIDE THE PROPERTY****SINGLE GARAGE****DRIVEWAY PARKING****GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

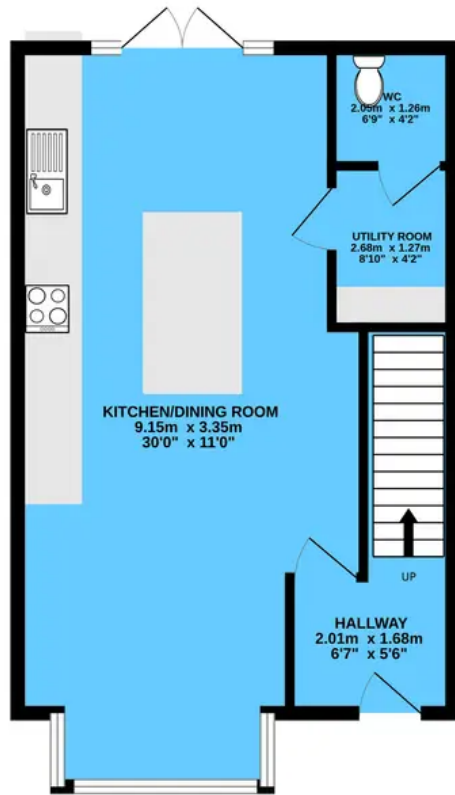
Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic. Loft space - with lighting.

**MONEY LAUNDERING REGULATIONS**

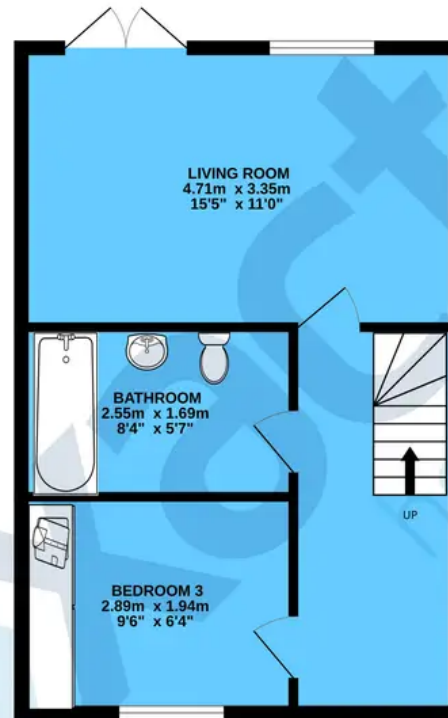
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



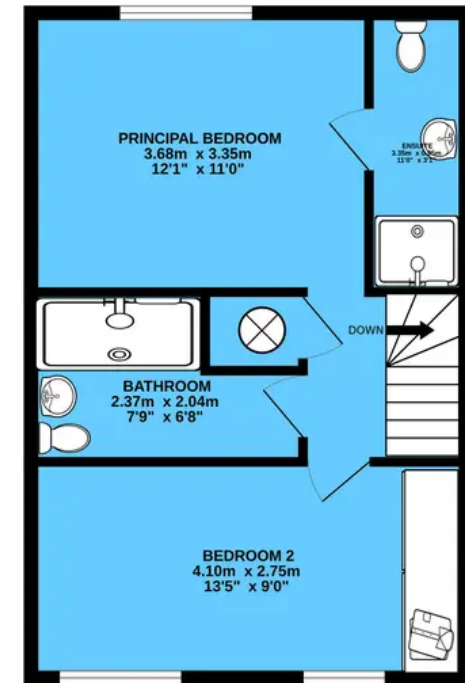
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 119.0 sq.m. (1281 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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# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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