



25 BARTON DRIVE, KNOWLE, SOLIHULL, B93 0PE

OFFERS IN EXCESS OF £475,000

EPC: E Council Tax Band: E



### Location

Knowle is a delightful village set a few miles south-east of the town of Solihull and still retains considerable charm. Knowle joins onto the village of Dorridge and the smaller village Bentley Heath. Knowle has many shops mostly located on the High Street although there are a number of side roads and a shopping precinct. The small shopping area also has restaurants of all varieties, making Knowle a popular destination for dining out. Recreation areas include Jobs Close Park, which has a children's play area, tennis courts, football field and plenty of open space. There are also many clubs in the village for all ages. There are two schools providing good schooling facilities at both junior and secondary level. The village is close to the M42 which provides fast links to the M1, M5, M6 and M40 motorways. Dorridge Station is approximately 1½ miles away and provides commuter train services to Birmingham and London. In addition, the NEC., Birmingham International Airport and Railway Station are within easy reach.

- Semi-Detached Residence
- Three Bedrooms
- Sought after Location
- Breakfast Kitchen
- Spacious Lounge
- Conservatory
- Garage & Long Driveway
- Guest Cloakroom/wc



A three bedroom semi-detached residence situated in a sought after location. The accommodation briefly comprises; entrance hall, guest cloakroom/wc, spacious lounge, breakfast kitchen, conservatory, first floor landing, three bedrooms, bathroom/wc, fore garden, long driveway, garage and enclosed rear garden. No Upward Chain.

**ENTRANCE HALL**

**GUEST CLOAKROOM/WC**

**SPACIOUS LOUNGE** 15' 3" x 12' 1" (4.65m x 3.68m)  
understairs storage cupboard

**BREAKFAST KITCHEN** 15' 2" x 8' 7" (4.62m x 2.62m)

**CONSERVATORY** 7' 6" x 7' 2" (2.29m x 2.18m)

**FIRST FLOOR LANDING** having airing cupboard

**BEDROOM ONE** 15' 4" max 11' 8" min x 10' 0" (4.67m x 3.56m)  
fitted wardrobes and built in storage cupboard

**BEDROOM TWO** 8' 7" x 7' 9" (2.62m x 2.36m)

**BEDROOM THREE** 8' 9" x 6' 3" (2.67m x 1.91m)

**BATHROOM/WC**

**FORE GARDEN**

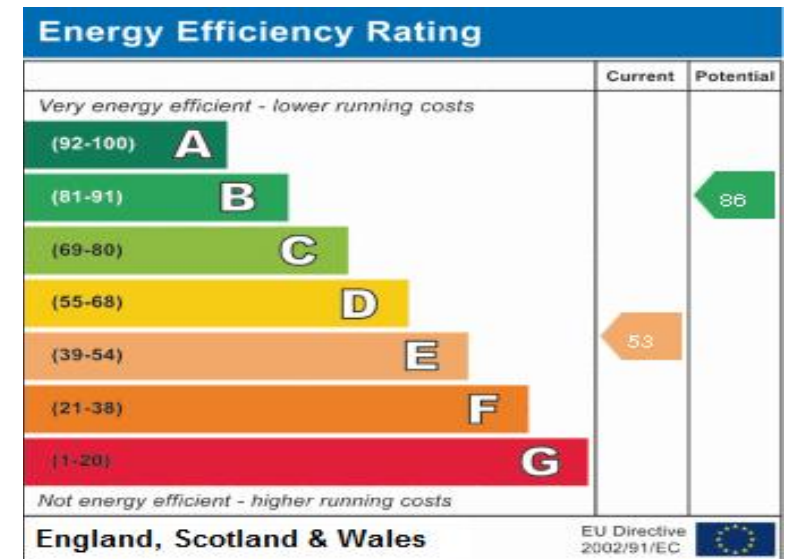
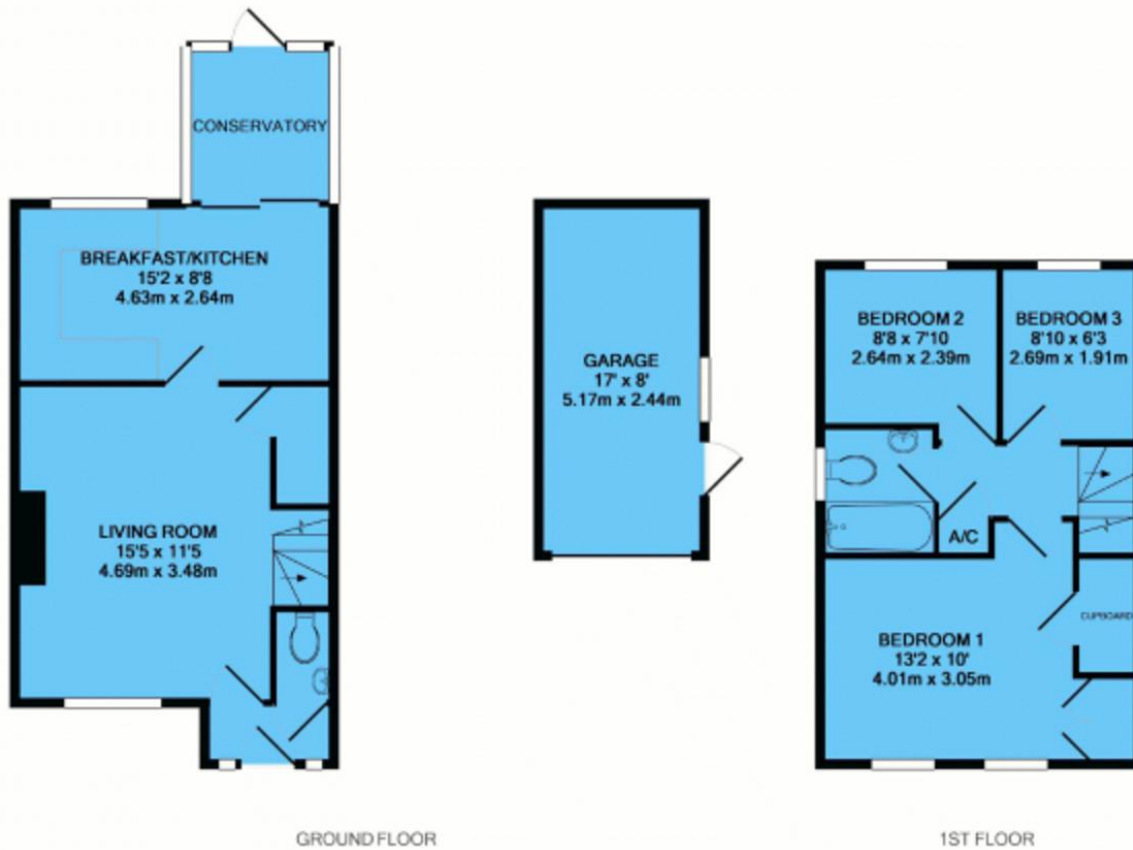
**DRIVEWAY**

**GARAGE**

**ENCLOSED REAR GARDEN**



*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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