



Barton Drive, Knowle

Guide Price £575,000

xact
HOMES



PROPERTY OVERVIEW

This modern and extended four bedroom, two bathroom detached house offers a superb opportunity to acquire a spacious family home within walking distance of the heart of Dorridge Village, renowned for its excellent amenities and transport links. The property is attractively positioned adjacent to a tarmac driveway, which provides ample parking and leads to a single garage, offering practical storage or secure parking solutions.

Upon entering, the welcoming hallway provides access to a beautifully appointed breakfast kitchen at the front of the house, featuring quartz worktops, a comprehensive range of integrated appliances and contemporary fittings, making it ideal for both every-day family meals and entertaining guests. To the rear, a generously proportioned lounge benefits from natural light and seamlessly connects to a versatile orangery through stylish bi-fold doors. The orangery is perfectly suited for use as a dining room, playroom, or home office, depending on your requirements. A useful storage / study area and convenient guest WC complete the ground floor layout.

Upstairs, the property boasts four well-proportioned bedrooms, three of which benefit from built-in wardrobes, each thoughtfully designed to maximise comfort and space. The principal bedroom is complemented by a sleek en-suite shower room, while a further modern family bathroom serves the remaining bedrooms, ensuring convenience for all members of the household.





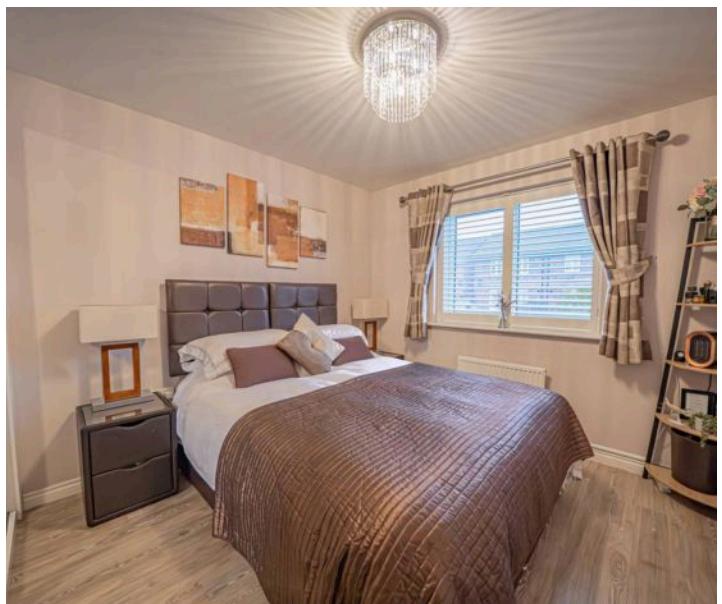
The home is further enhanced by a newly landscaped garden to the rear, which features a large patio area, ideal for relaxation or alfresco dining.

Located within the prestigious Arden Academy catchment area, this property is perfectly placed for families seeking access to highly regarded schooling, and it is only a short stroll from Dorridge Station, providing direct rail links to Birmingham and London, as well as all the shops, cafes, and services that Dorridge Village has to offer.

With the added reassurance of the remaining balance of the new build warranty, this impressive detached house combines modern living with a prime location, making it a must-view for discerning buyers seeking quality, convenience, and a welcoming community environment.

PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. 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. Dorridge 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 Dorridge.





- Modern & Extended Four Bedroom, Two Bathroom Detached House Located Walking Distance To Dorridge Village
- The Property Is Set Adjacent To A Tarmac Driveway Which Is Supported By A Single Garage
- Accessed Via The Entrance Hallway, The Ground Floor Accommodation Includes A Fully Fitted Breakfast Kitchen To The Front Which Benefits From Integrated Appliances & Quartz Worktops
- To The Rear Of The Property Is A Large Lounge With Bi-fold Doors Leading Into A Versatile Orangery
- Upstairs, The Property Is Comprised Of Four Well-Proportioned Bedrooms, Three Of Which boast Built-In Wardrobes
- The Bedrooms Are Serviced By Two Modern Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- At The Rear Of The Property Is A Newly Landscaped Garden Benefitting From A Large Patio
- Located Within The Prestigious Arden Academy Catchment Area
- Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Benefitting From The Remaining Balance Of The New Build Warranty

Council Tax band: F

Tenure: Freehold



ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

13' 11" x 11' 8" (4.25m x 3.56m)

LOUNGE

18' 1" x 11' 8" (5.52m x 3.55m)

STORAGE / STUDY

5' 1" x 3' 6" (1.56m x 1.07m)

ORANGERY

12' 4" x 9' 4" (3.75m x 2.85m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 8" x 10' 5" (3.55m x 3.18m)

ENSUITE

6' 6" x 3' 9" (1.97m x 1.14m)

BEDROOM TWO

9' 2" x 9' 0" (2.80m x 2.75m)

BEDROOM THREE

9' 0" x 7' 10" (2.75m x 2.40m)

BEDROOM FOUR

7' 7" x 7' 0" (2.31m x 2.14m)

BATHROOM

6' 8" x 6' 4" (2.02m x 1.93m)

TOTAL SQUARE FOOTAGE

129.0 sq.m (1394 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

16' 9" x 9' 4" (5.10m x 2.85m)

DRIVeway PARKING

LANDSCAPED GARDEN

LARGE PATIO AREA



ITEMS INCLUDED IN THE SALE

AEG integrated double oven, AEG integrated electric hob, kitchen extractor, AEG fridge/freezer, AEG dishwasher, Haier washing machine (2025), kitchen appliances, Baxi 800 boiler (10 year warranty, installed 2025), Frizzlife PD600 Reverse Osmosis drinking water filter, some carpets, all blinds (including shutter blinds), curtain poles, large mirrors (WC, bathroom, ensuite), electric shower, shower caddies, fitted wardrobes in three bedrooms, fixed parasol base & parasol (rear garden patio), Ring doorbell pro, Ring alarm & sensors, exterior lighting and spotlights.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

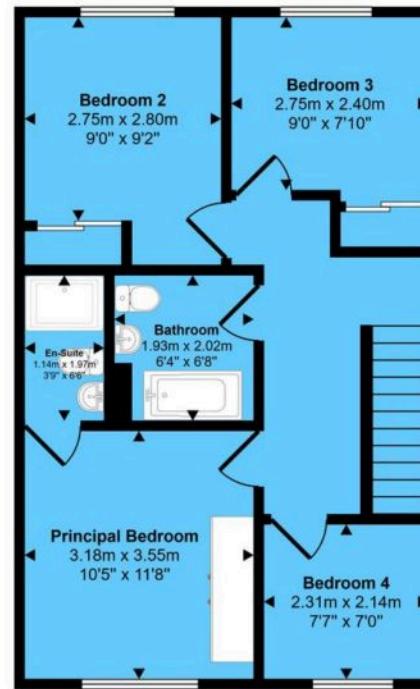
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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.



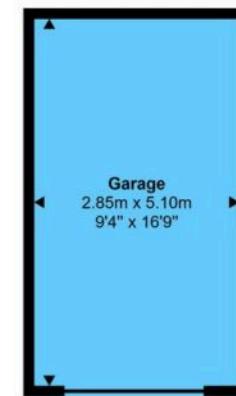
Approx Gross Internal Area
129 sq m / 1394 sq ft



Ground Floor
Approx 63 sq m / 677 sq ft



First Floor
Approx 52 sq m / 560 sq ft



Garage
Approx 15 sq m / 157 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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