



1 BARTON DRIVE, KNOWLE, B93 0PE  
OFFERS IN EXCESS OF £699,950



- » Large Detached Property
- » Four Good Sized Bedrooms
- » Three Bathrooms

- » Quiet Cul-De-Sac Location
- » Close To Dorridge Station
- » Detached Double Garage

- » Breakfast Kitchen
- » No Upward Chain
- » Arden Academy Catchment

### PROPERTY OVERVIEW

Situated within this most private and quiet cul-de-sac of Knowle and within walking distance to Dorridge station, this well presented four bedroom detached property offers a superb family home located within the catchment area for all local schools and offered to the market with no upward chain. To the ground floor the property benefits from a large entrance hallway leading to three excellent reception rooms including dual aspect living room, study and dining room as well as a bespoke conservatory and breakfast kitchen. To the first floor are four excellent bedrooms two of which have ensuite facilities. Briefly the property affords: - entrance hallway, guest cloakroom, living room, dining room, study, breakfast kitchen and utility, conservatory, four bedrooms (two with ensuite), family bathroom and detached double garage located to the front of the property. Outside the property benefits from a landscaped rear garden which is mainly laid with lawn.

### PROPERTY LOCATION

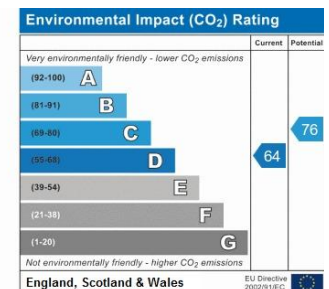
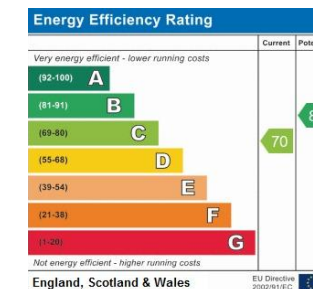
Conveniently located for all local amenities and is approximately three miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M40. The excellent shopping facilities of Solihull are also located close by and contain many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is located close to Junction 6 of the M42, which is some six miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).



<b>COUNCIL TAX</b>	Band G
<b>TENURE</b>	Freehold
<b>SERVICES</b>	Mains gas, electricity and water on a meter
<b>BROADBAND</b>	Vodafone Fibre Optic
<b>LOFT SPACE</b>	Partially boarded and lighting
<b>GARDEN</b>	North East facing

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, carpets, curtains, blinds, lights, garden shed, and fitted wardrobes.



**HALLWAY**

**LIVING ROOM**

20' 6" x 12' 8" (6.25m x 3.85m)

**DINING ROOM**

10' 10" x 10' 8" (3.30m x 3.25m)

**STUDY**

11' 2" x 6' 11" (3.40m x 2.10m)

**CONSERVATORY**

11' 6" x 11' 2" (3.50m x 3.40m)

**KITCHEN**

13' 11" x 10' 10" (4.25m x 3.30m)

**UTILITY**

7' 7" x 5' 1" (2.30m x 1.55m)

**GUEST CLOAKROOM**

**ON THE FIRST FLOOR**

**BEDROOM ONE**

14' 9" x 14' 5" (4.50m x 4.40m)

**ENSUITE**

8' 4" x 6' 6" (2.55m x 2.00m)

**BEDROOM TWO**

12' 4" x 10' 6" (3.75m x 3.20m)

**ENSUITE**

7' 6" x 3' 7" (2.30m x 1.10m)

**BEDROOM THREE**

12' 10" x 8' 10" (3.90m x 2.70m)

**BEDROOM FOUR**

12' 0" x 7' 7" (3.65m x 2.30m)

**SHOWER ROOM**

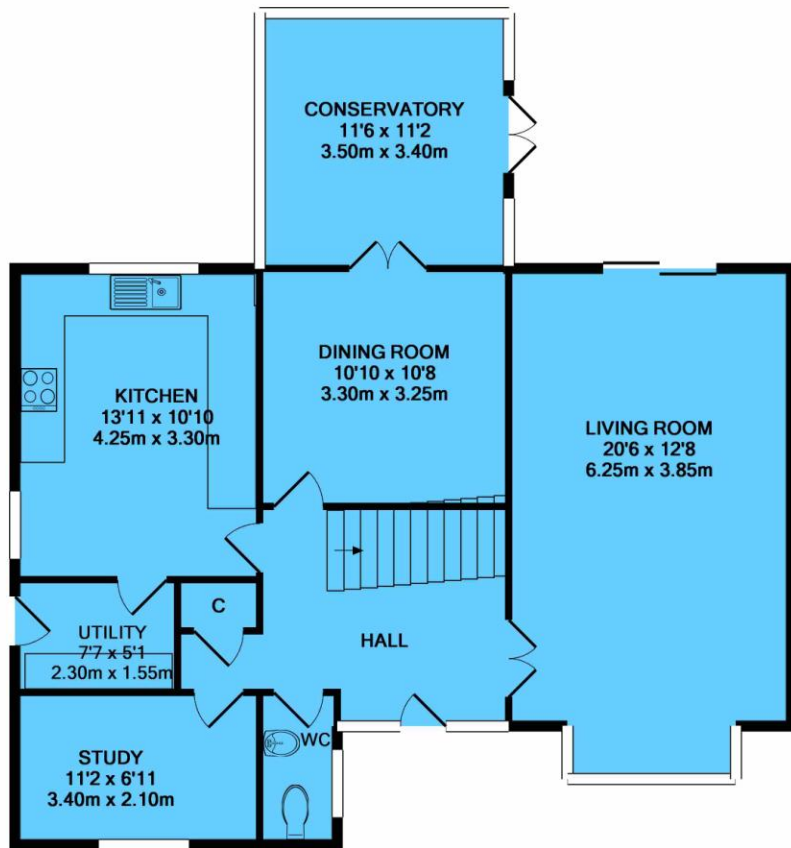
8' 4" x 7' 7" (2.55m x 2.30m)

**DETACHED DOUBLE GARAGE**

**REAR GARDEN**







GROUND FLOOR



1ST FLOOR

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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