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Barton Drive, Knowle

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Guide Price £560,000

Nestled in the desirable area of Knowle, Solihull, this beautiful house, built to the Monkford design, situated on Barton Drive offers a perfect blend of comfort and style. Built between 2010 and 2019, the property boasts a contemporary design with a tasteful decor palette that enhances its spaciousness.

The house features one inviting reception room, ideal for relaxation or entertaining, along with a set of French doors leading to the garden. A light and bright Kitchen/Diner forms the heart of this lovely home and provides a good space for day to day family living. The welcoming entrance hall has a newly fitted alarm system, a guest cloakroom and storage cupboards, this completes the ground floor accommodation.

The spacious landing offers storage and access to all 4 bedrooms. The main bedroom is self serviced with its own ensuite and the well appointed house bathroom services the remaining three bedrooms. Access to fully boarded loft with fitted ladder access

The exterior of the property is equally impressive, featuring a lovely rear garden that offers a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes a garage and off-road parking, ensuring convenience for you and your visitors.

This fabulous location in Knowle is known for its community spirit and excellent amenities, making it an ideal choice for families and professionals alike. With its modern features and charming surroundings, this house is a wonderful opportunity for those seeking a new home in a sought-after area.

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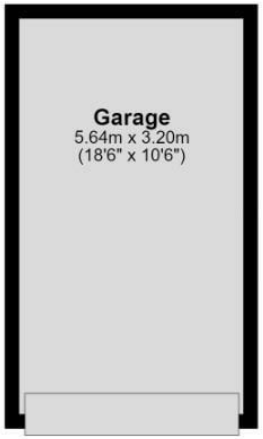
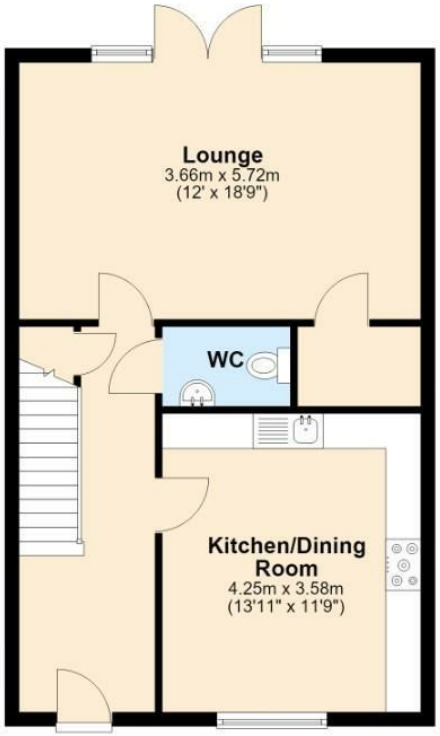
Ground Floor

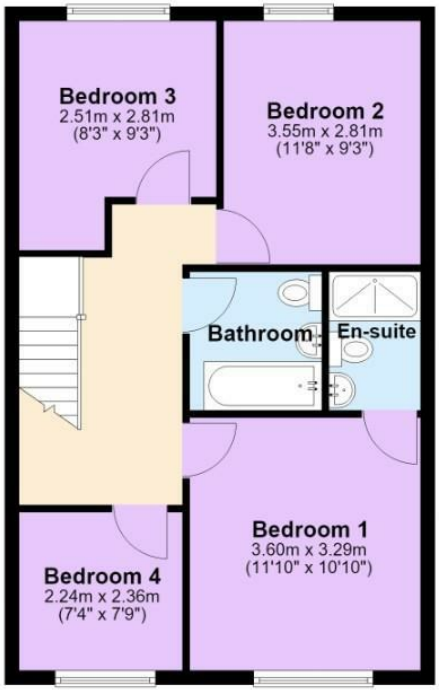
Approx. 70.5 sq. metres (759.3 sq. feet)



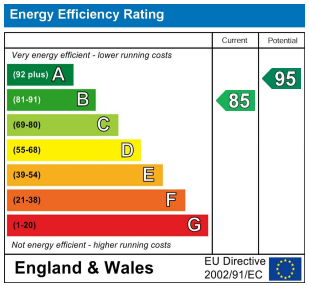


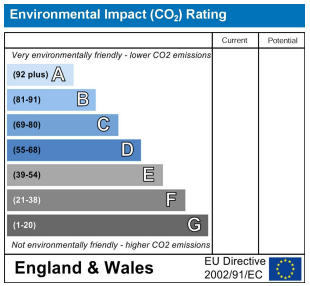
First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 123.8 sq. metres (1332.3 sq. feet)





Lounge
12'0" x 18'9"

Kitchen / Dining Room
13'11" x 11'8"

Bedroom One
11'9" x 10'9"

Bedroom Two
11'7" x 9'2"

Bedroom Three
8'2" x 9'2"

Bedroom Four
7'4" x 7'8"

Garage
18'6" x 10'5"

Tenure
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property

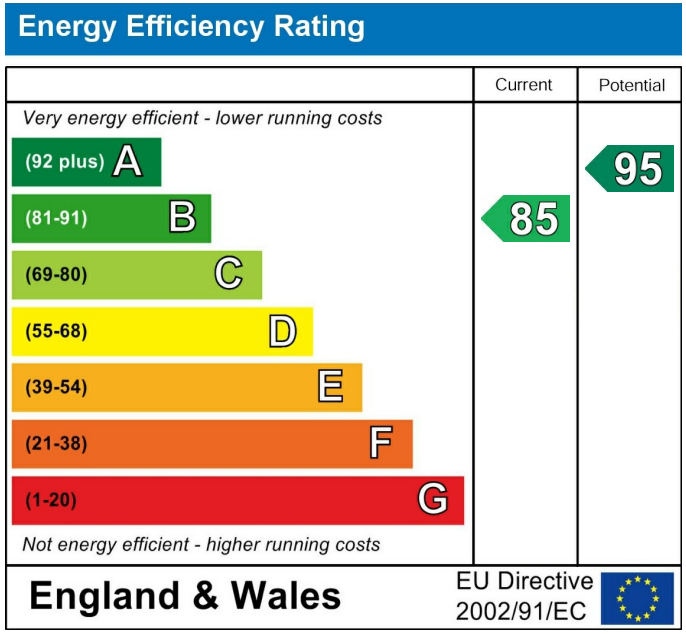
Referral Fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

General
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Agent Notes
We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

AML Checks
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Development service charges
First Port Property Services is the management company - The Annual Estate Services. Charge in advance £195.95 for 1 January 2026 to 31 December 2026.



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