



Butlers Close, Erdington
Birmingham, B23 5YQ

£295,000

Erdington

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This superbly located three bed link detached bungalow occupies an enviable cul-de-sac location set within close proximity of sought after transport links and local amenities including schools and shops.

Offering the advantage of no onward chain, the accommodation briefly includes a porch and hall with generous lounge dining room, fitted kitchen three bedrooms, contemporary shower room and conservatory off.

Outside there are mature gardens front and rear along with a driveway providing off road parking for vehicles and garage access along with secure gated hard standing. An early viewing must be undertaken in order to fully appreciate the opportunity on offer.





Property Specification

SUPERB LINKED DETACHED BUNGALOW
THREE BEDROOMS
DESIRABLE CUL-DE-SAC LOCATION
GENEROUS LOUNGE DINING ROOM
CONTEMPORARY SHOWER ROOM

Porch

Hall

Kitchen 2.84m (9'4") x 2.39m (7'10")

Living Room 6.63m (21'9") max x 3.43m (11'3")

Inner Hallway

Shower Room

Bedroom 1 3.95m (12'11") x 2.44m (8')

Bedroom 2 4.36m (14'4") x 2.91m (9'7")

Conservatory

Bedroom 3 2.39m (7'10") x 2.18m (7'2")

Garage

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 22nd May 2024

Viewer's Note:

Services connected: Gas, Electricity, Water and Drainage
Council Tax Band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

