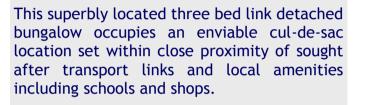


# Butlers Close, Erdington Birmingham, B23 5YQ

£295,000

### Erdington





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

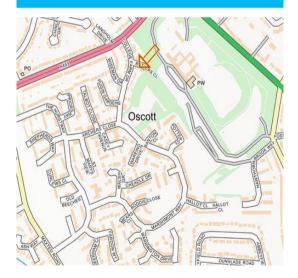
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



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