



31 Butterwick Close, Barnt Green, B45 8BF

£650,000

arden
ESTATE AGENTS

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31 Butterwick Close, Barnt Green, B45 8BF

Summary

A rare opportunity to acquire a luxury three bedroom GROUND FLOOR apartment enjoying stunning contemporary accommodation, private courtyard garden, garage and parking space, a long lease of 992 years and views of Barnt Green cricket club grounds. The residence is positioned behind electronic gates within an exclusive development built by CALA Estates in 2017, close to the village centre and train station.

Description

Accessed via a communal lobby with intercom, the accommodation itself comprises: Welcoming entrance hall with cloaks cupboard, generous living room with a modern electric fire and a contemporary kitchen/dining room with integrated fridge/freezer, cooker, electric hob, extractor fan, dishwasher and washing machine/dryer.

A well proportioned master bedroom features a walk through dressing area with two built in double wardrobes, modern en suite bathroom and a delightful courtyard patio garden.

There are two DOUBLE guest bedrooms with built in wardrobes (and one with an en suite shower room) as well as a house bathroom accessed from the hall.





Outside

The apartment building stands behind electronically operated gates within maintained communal grounds. Included with No. 31 is a single garage within an en bloc with remote controlled door, private car parking space in front of the garage and a communal bicycle and bin store.

Tenure: Leasehold

Years Remaining on the Lease: 992

Service Charge: £2,650 per annum. This includes buildings insurance and maintenance of the communal areas

Ground Rent: £175 per annum

Location

Barnt Green is a delightful village offering a variety of amenities including local shopping facilities, doctor's surgery, two churches, several dentists, highly rated St Andrews First School and train station. Butterwick Close itself is within walking distance from the ever-popular Grade II listed 'Barnt Green Inn' and conveniently located for many fine walks including the renowned 525 acre Lickey Hills Country Park. There are also many sporting facilities including a cricket club, Blackwell Golf Club, Barnt Green sailing club and many other societies including local orchestra, the Midland Sinfonia. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately ten miles away.



Room Dimensions

Living Room:

5.48m x 4.56m (max) (17'11" x 14'11")

Kitchen/Diner:

3.26m (max) x 6.33m (10'8" x 20'9")

Bedroom 1:

4.42m (max) x 4.68m (max) (14'6" x 15'4")

En Suite:

2.16m x 1.82m (7'1" x 5'11")

Bedroom 2:

5.91m (max) x 3.56m (max) (19'4" x 11'8")

En Suite:

2.04m x 1.78m (6'8" x 5'10")

Bedroom 3:

5.88m (max) x 2.74m (max) (19'3" x 8'11")

Bathroom:

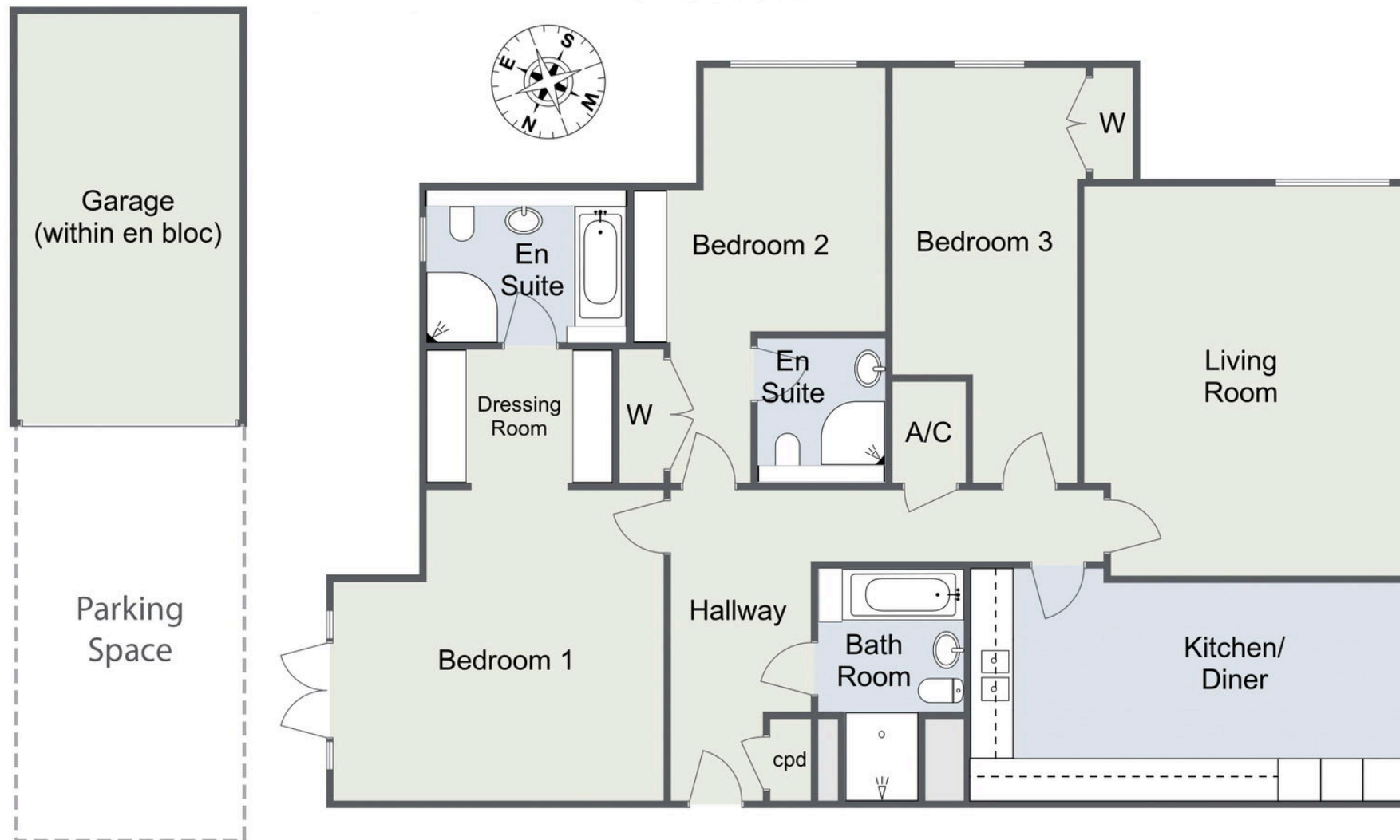
3.26m (max) x 2.06m (10'8" x 6'9")

Garage:

5.75m x 3.15m (18'10" x 10'4")



Butterwick Close, Barnt Green Ground Floor



Total Approximate Area (Excluding Garage): 134.8 sq. m (1,450.97 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

For more information on this house or to arrange a viewing please call the office on:

0121 447 8300

Alternatively, you can scan the QR to view all of the details of this property online.

