



55 Butterwick Close, Barnt Green

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Barnt Green

A luxury two bedroom apartment located on the GROUND FLOOR of an attractive building boasting bright and modern accommodation as well as a garage, allocated parking space and direct access onto a small garden area. The residence is positioned within an exclusive privately managed development built by CALA Estates in 2017, within walking distance to the village centre and train station.

Council Tax band: D

EPC Energy Efficiency Rating: B

- Luxury Ground Floor Apartment
- Garage and Allocated Parking
- Short Distance from Village Centre and Train Station
- Entrance Hall with Two Storage Cupboards
- Open Plan Kitchen/Lounge/Dining Room
- Double Doors to Outside Space
- Double Bedroom with En Suite Shower Room
- Guest Bedroom and Bathroom
- Long Lease of 993 Years
- Ideal for Professionals, Investment or Retirement





Description

Accessed from either the front or back via a communal lobby with intercom, the immaculate apartment comprises an entrance hallway with two useful storage cupboards and a magnificent open plan kitchen/lounge/dining room with direct access via french doors onto a patio garden and views over an area of greenery and balancing pond. Integrated kitchen appliances include a fitted fridge/freezer, Siemens cooker, gas hob, dishwasher and washer/dryer.

The main double bedroom features a built in double wardrobe and modern en suite shower room and there is also a guest bedroom (with fitted wardrobe) and bathroom.

The residence stands within maintained communal grounds and the apartment itself includes a single garage and an allocated car parking space at the front.

Tenure: Leasehold

Years Remaining on the Lease: 991

Service Charge: £1,558.17 per annum for 2024.

This includes buildings insurance and maintenance of the communal areas.

Ground Rent: £175 per annum for 2024.



Bedroom 1
4.50m x 3.08m

Bedroom 2
2.60m x 2.55m

Lounge/Dining Room/
Kitchen
8.30m x 3.64m

Garage
5.54m x 2.98m

Hall

En Suite
2.26m x 1.77m

Bathroom
2.24m x 1.69m

W

W

cpd

cpd

q

d

Total Approximate Area (Excluding Garage): 68.5 sq. m (737.32 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.



Arden Estates

Arden Estates, 67 Hewell Road – B45 8NL

0121 447 8300 • barntgreen@ardenestates.co.uk •

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