

ENGLANDS



3 Buttermere Drive

Birmingham, B32 3XH

£325,000





PROPERTY DESCRIPTION

Modern detached property set in a quiet cul-de-sac location having the benefit of off-road parking, garage, two reception rooms, fitted kitchen, utility room, ground floor WC, three bedrooms, shower room and enclosed low maintenance rear garden.

This property is being sold with the benefit of NO CHAIN.

Buttermere Drive leads off California Way and is ideally placed for access into Harborne, The Queen Elizabeth Hospital, University of Birmingham, as well as Birmingham city centre.

Local motorway connections to the M5 and M6 are also easily accessible.

The property is set back from the road by a front garden having artificial grass and flowerbed, block paved driveway and garage. UPVC double glazed entrance door leads into:



Tel: 01214271974

3 Buttermere Drive



PORCH

Having wall light, vinyl flooring and glazed inner door with obscured glass leading into:

HALLWAY

Having ceiling light point, radiator, stairs rising to first floor accommodation and coving to ceiling.

LOUNGE

4.99 max into bay x 3.87 max (16'4" max into bay x 12'8" max)

Having UPVC double glazed bay window overlooking the front elevation, two radiators, ceiling light point, coving to ceiling, feature brick wall with fitted gas fire and marble-style hearth.

DINING ROOM

3.03 x 2.33 (9'11" x 7'7")

Having ceiling light point, radiator, coving to ceiling, exposed brick wall and UPVC double glazed door leading out to the rear garden.

KITCHEN

3.22 x 2.39 (10'6" x 7'10")

Having a range of matching wall and base units, composite rolltop work surfaces, integrated electric oven and gas hob with wall-mounted extractor fan over, single bowl stainless steel sink drainer with mixer tap over, UPVC double glazed window overlooking the garden, part complementary tiling to walls, laminate flooring, plumbing for washing machine plus further appliance space. Useful walk-in pantry with fitted shelving, breakfast bar, radiator and ceiling light point. Door with glazed panels leads into:

UTILITY ROOM

3.73 x 2.24 (12'2" x 7'4")

Having a range of matching wall and base units, laminate flooring, ceiling light point, extractor fan, single bowl stainless steel sink drainer with mixer tap over, UPVC double glazed window plus UPVC double glazed door out to the rear garden and plumbing for appliances.

GROUND FLOOR WC

Having low flush WC, wall-mounted wash handbasin with tiled splashback, recessed ceiling spotlight, extractor fan, radiator, laminate flooring and UPVC double glazed window with obscured glazing.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having a UPVC double glazed window to the side, loft access hatch with integrated ladder, ceiling light point and in addition, a useful storage cupboard.

BEDROOM ONE- FRONT

4.02 max x 2.77 max into recess (13'2" max x 9'1" max into recess)

Having a range of fitted wardrobes, overhead cupboards and bedside cabinets, two UPVC double glazed windows overlooking the front, radiator, ceiling light point and coving to ceiling.

BEDROOM TWO - REAR

3.29 max x 2.73 (10'9" max x 8'11")

Having fitted wardrobes with dressing table unit, ceiling light point, coving to ceiling, radiator and UPVC double glazed window overlooking the rear garden.

BEDROOM THREE- FRONT

2.8 max x 1.97 max (9'2" max x 6'5" max)

Having fitted wardrobes plus overhead cupboards and further storage, radiator, UPVC double glazed window overlooking the front, coving to ceiling and ceiling light point

SHOWER ROOM

Having shower cubicle with wall-mounted shower, full complementary tiling to walls, vertical radiator, low flush WC with concealed cistern, wash handbasin mounted into vanity storage, UPVC double glazed window with obscured glass, ceiling light point and laminate flooring.

REAR GARDEN

Having paved seating area, outside tap, access to utility room and also useful secure brick built storage area. Artificial grass lawn, then further raised paved seating area. Fence panels to three sides.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND - D



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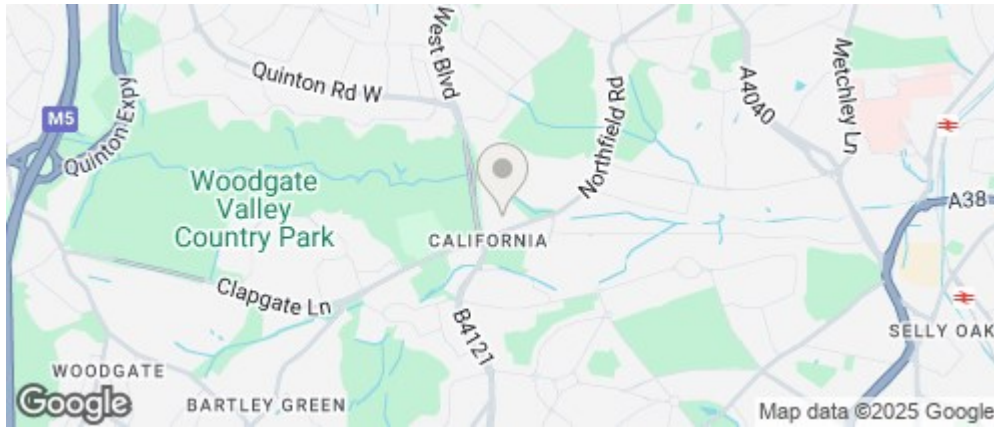





ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

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