



12 BUTTERWORTH CLOSE, WYTHALL, B47 6AH

65% SHARED OWNERSHIP £149,950

- **NO UPWARD CHAIN**
- **MODERN KITCHEN**
- **GUEST CLOAKS WC**
- **MODERN BATHROOM**
- **PARKING SPACE**
- **HALLWAY**
- **LOUNGE DINER**
- **TWO DOUBLE BEDROOMS**
- **REAR GARDEN**
- **VIEWING ESSENTIAL**

A 65% share of this modern mid town house Built by Messrs Taylor Wimpey, on the popular Cornfields development in Wythall just off Selsdon Close which leads in turn from Lea Green Lane.

Situated in this most desirable location, this mid town house on this sought after development in a cul de sac location is close to primary schooling at Meadow Green on Station Road or Coppice Infant and Junior and senior schooling at Woodrush Senior School which are sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

There is easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The village of Wythall has its own railway station which is within walking distance of the property and offers commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the City of Birmingham.

The property is situated within easy access to Shirley with its comprehensive shopping facilities and along Hollywood Lane and Alcester Road back to Sainsbury's at the Maypole.

An ideal location therefore, for this modern mid town house property which is set back from the road behind a front garden with paved footpath leading to a composite front door opening into the

HALLWAY

Having central heating radiator, ceiling light point, turned staircase rising to the first floor accommodation and doors opening into lounge diner, kitchen and

QUEST CLOAKS WC

Having recessed ceiling light point, central heating radiator, low level WC and pedestal wash hand basin

MODERN KITCHEN

9'11" x 5'3" (3.02m" x 1.60m")



Being fitted with a range of modern wall, drawer and base storage units with roll edged work surfaces over incorporating sink and drainer with mixer tap, electric oven, four ring gas hob with extractor canopy over, space for washing machine and fridge freezer, ceramic wall tiles, central heating radiator, recessed ceiling spot lights and UPVC double glazed window to the front

LOUNGE DINER 14'7" x 12'3" (4.45m" x 3.73m")



Having UPVC double glazed French doors to the rear garden, understairs cupboard, two central heating radiators and ceiling light point



LANDING

Having ceiling light point, loft access and doors leading off to TWO BEDROOMS & MODERN BATHROOM

BEDROOM 1

12'0" x 8'9" (3.66m" x 2.67m")



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and storage cupboard

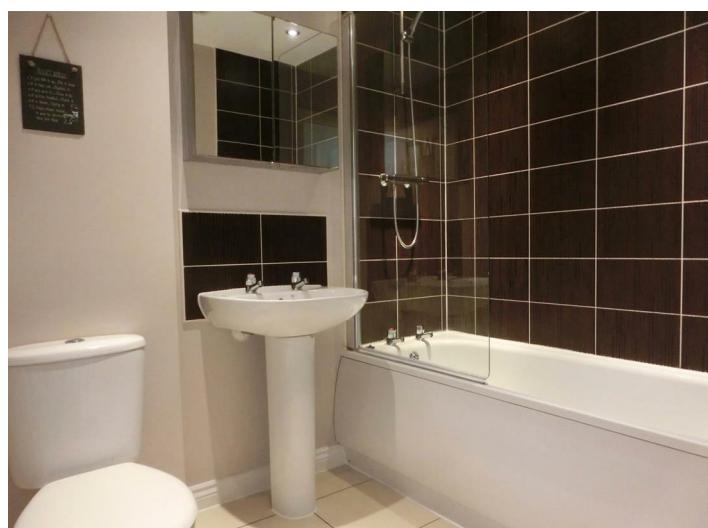
BEDROOM 2

12'0" x 8'3" (3.66m" x 2.51m")



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

MODERN BATHROOM



Having panelled bath with shower over and glazed side

screen, pedestal wash hand basin, low level WC, ceramic wall and floor tiles, central heating radiator and recessed ceiling spot lights

REAR GARDEN



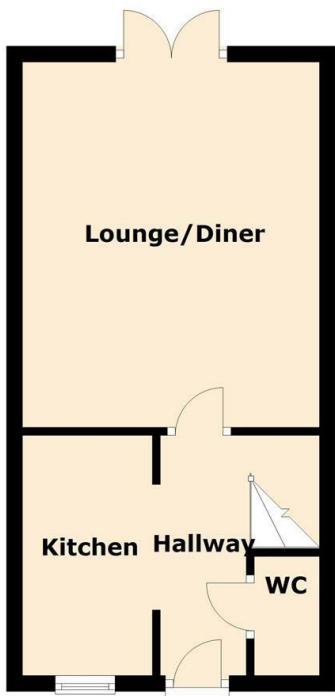
Having paved patio area with lawn, fencing to boundaries and gated rear access

ALLOCATED PARKING SPACE

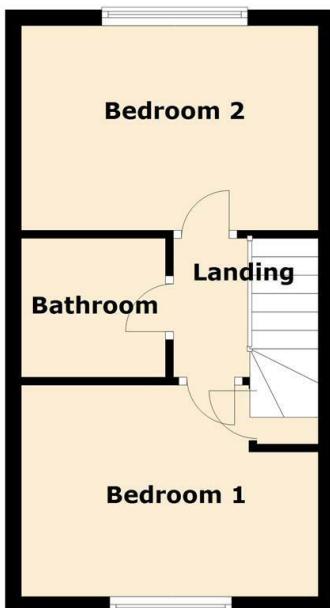
Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Ground Floor



First Floor



FLOOR PLAN Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

TENURE We are advised that the property is leasehold but as yet we have not been able to verify this. With a monthly rent of approximately £212.00 per calendar month to include management charge, buildings insurance and service charge.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.

