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**42 Butterwick  
Close**

BARNT GREEN

.....

OFFERS OVER  
**£895,000**



# Five Bedroom Detached House

## Description.

An impeccably presented five bedroom contemporary home, positioned within an exclusive development of luxury properties built by CALA Homes to their Windsor design, located in the sought after village of Barnt Green.

The stunning accommodation comprises: Covered porch, entrance hall with two storage cupboards, guest cloakroom, office, dining room with bay window, sitting room (also with bay window) and french doors onto the patio area, open plan kitchen/dining/family room with central island, sky lantern, french doors onto the garden and utility room with external access. The whole of the ground floor benefits from under floor heating.

The first floor features a master bedroom with built in wardrobes and en suite bathroom, second bedroom also with built in wardrobes and en suite shower room, three further bedrooms (two with built in storage) and family bathroom.

To the rear, the property features a south easterly lawned rear garden with fenced boundaries and patio area. Parking includes a double garage with electric door and driveway. Being located towards the end of the development, the property benefits from a quiet position with views of Barnt Green cricket grounds.

Barnt Green is a delightful village offering a variety of amenities including local shopping facilities, doctor's surgery, two churches, several dentists, 'Outstanding' Ofsted rated St Andrews First School and train station. 42 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.

Hall 13' 4" x 14' 0" (max) (4.07m x 4.29m)

Sitting Room: 18' 2" x 14' 8" (into bay) (5.56m x 4.48m)

Dining Room: 12' 5" x 14' 7" (into bay) (3.80m x 4.47m)

Office: 9' 4" x 12' 1" (2.86m x 3.69m)

Kitchen/Diner/Family Room: 26' 11" x 14' 5" (max)  
(8.22m x 4.41m)

Utility Room: 5' 10" x 7' 0" (1.80m x 2.14m)

Double Garage: 18' 4" x 18' 4" (5.60m x 5.59m)

Stairs To First Floor Landing

Bedroom One: 12' 9" x 14' 9" (max) (3.90m x 4.50m)

En Suite: 6' 3" x 12' 0" (1.91m x 3.66m)

Bedroom Two: 9' 5" x 15' 2" (max) (2.89m x 4.64m)

En Suite: 4' 0" x 10' 9" (1.24m x 3.28m)

Bedroom Three: 10' 8" x 9' 6" (3.26m x 2.91m)

Bedroom Four: 9' 4" x 9' 8" (2.87m x 2.95m)

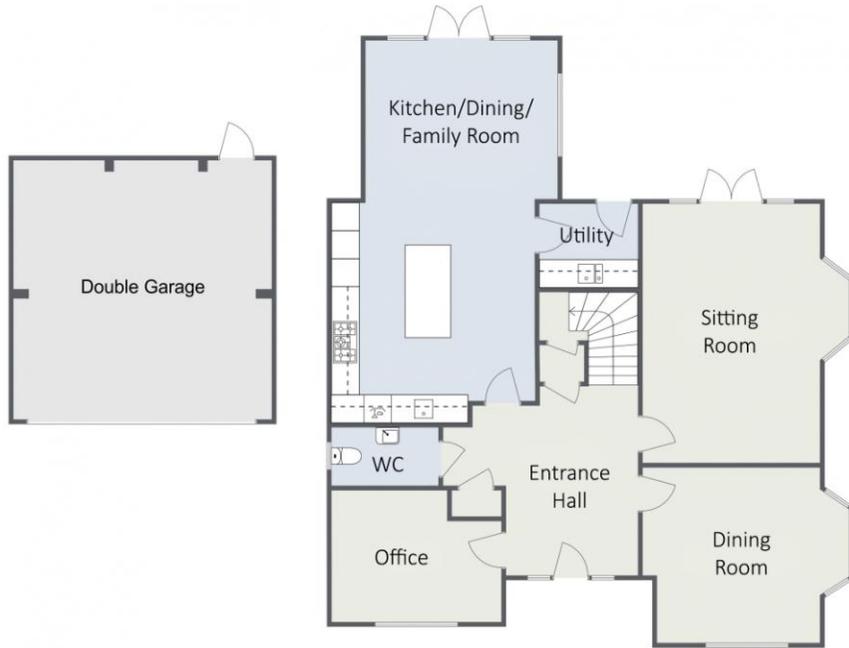
Bedroom Five: 8' 5" x 9' 9" (2.57m x 2.99m)

Bathroom: 9' 11" (max) x 5' 8" (3.04m x 1.73m)

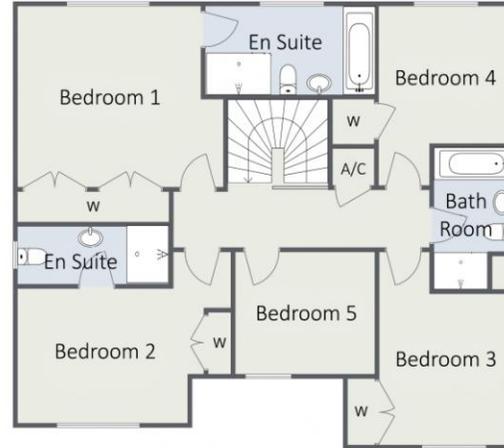


# Butterwick Close, Barnt Green

## Ground Floor



## First Floor



Total Approximate Area (Including Garage): 236.3 sq. m (2,543.51 sq. ft)

Total Approximate Area (Excluding Garage): 205 sq. m (2,206.6 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.

**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

EPC: B

COUNCIL TAX BAND: G

TENURE: Freehold

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

0121 447 8300

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



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