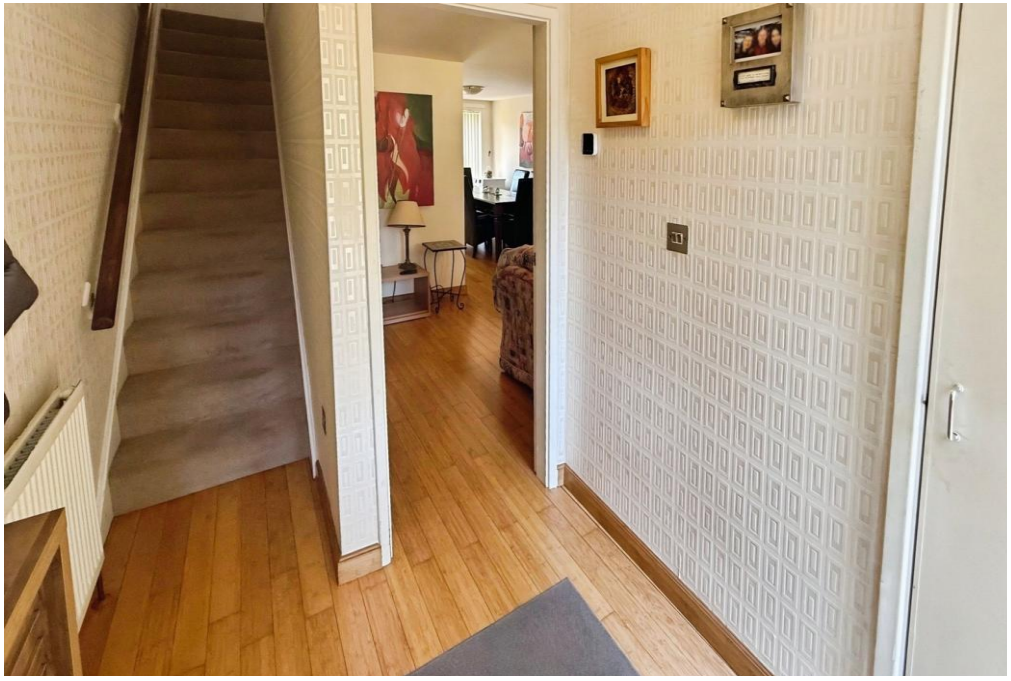


Offers In The Region Of £200,000

Butter Walk, Kings Norton, Birmingham B38 8JQ

LEADERS





Overview

Situated just off Redhill Road in the popular area of Kings Norton, this three-bedroom end-of-terrace home offers spacious accommodation and excellent storage. It would make an ideal home for first-time buyers, downsizers and investors alike.

The property briefly comprises a welcoming and spacious entrance hall leading into a generous living and dining area, creating an ideal space for both relaxing and entertaining. The kitchen is well-proportioned and provides ample workspace.

To the first floor are two double bedrooms, a third single bedroom and a spacious four-piece family bathroom.

As an end-of-terrace home, the property enjoys the added advantage of side access from the front to the rear, offering both convenience and practicality. The property also benefits from having communal parking to the rear which can be accessed via the rear garden.

Further benefits include gas central heating with a boiler replaced approximately 18 months ago.

The property is believed to be of Rationalised Traditional (RAT-Trad) construction, a recognised post-war building method using a combination of traditional materials, typically including brickwork, concrete and steel components. This type of construction was widely used to provide practical and durable family homes. Buyers requiring mortgage finance are advised to confirm lending criteria with their chosen lender.

Overall, this is a fantastic opportunity to acquire a versatile three-bedroom home in a convenient Kings Norton location, offering excellent potential for a range of buyers.






LOVE











Location

Butter Walk occupies a convenient residential position in Kings Norton, situated just off Redhill Road and within easy reach of a wide range of local amenities and everyday facilities.

The property is well placed for local shops, supermarkets, schools, parks and leisure facilities, with a variety of cafés, restaurants and takeaways also close by. West Heath Primary School and St John Fisher Catholic Primary School are both nearby, while Northfield, Kings Norton and Longbridge railway stations are all accessible within approximately a 10-minute drive, providing convenient rail connections to Birmingham city centre and surrounding areas.

For a wider selection of shopping, dining and leisure opportunities, Longbridge Retail Park is approximately a 10-minute drive away, offering a broad range of retail outlets, supermarkets, restaurants, cafés and leisure facilities.

The property also benefits from good road links to Birmingham and the wider West Midlands, making it well suited to those commuting locally or further afield.







LEADERS romans
GROUP

10 Rutter Walk

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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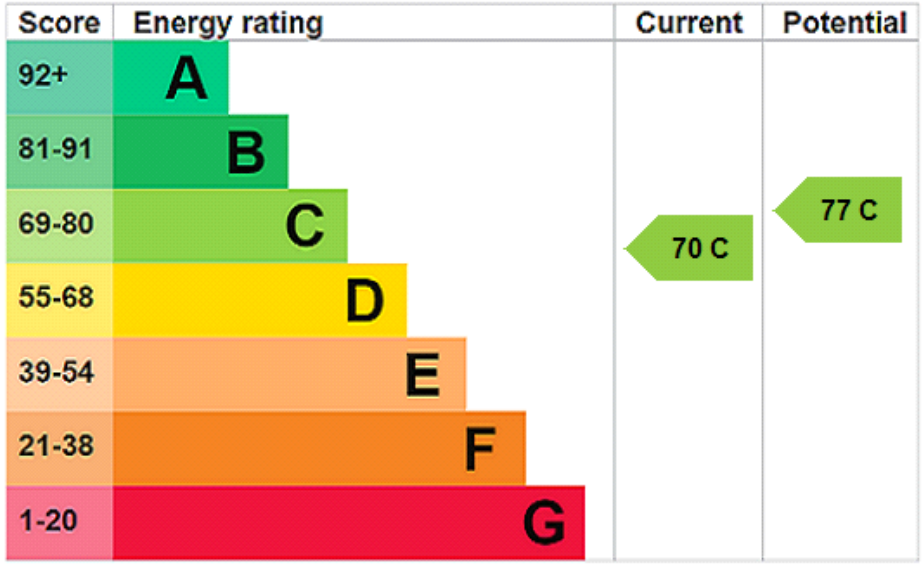
Key Information

Local Authority
Birmingham City COuncil

Council Tax
Band - B

Tenure
Freehold

EPC Rating
C



LEADERS

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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.