

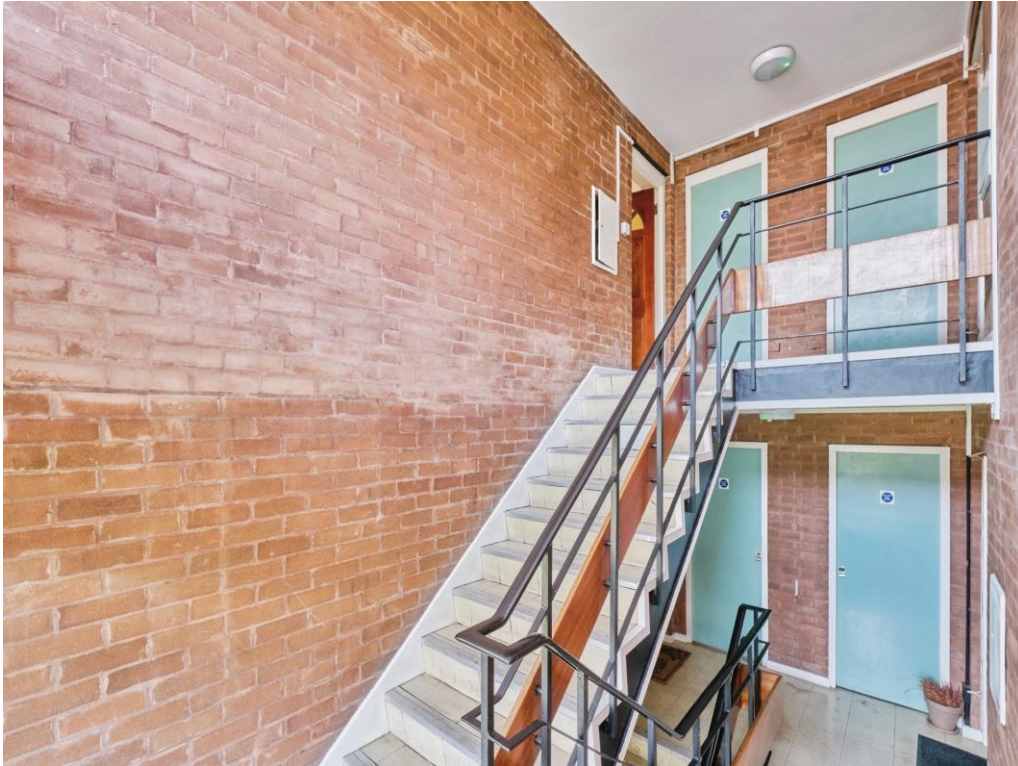


**Connells**

Butlers Close  
Handsworth Birmingham

# Butlers Close Handsworth Birmingham B20 2PF

for sale offers in excess of  
**£120,000**



## Property Description

A Traition Two Bedroom 2nd Floor Apartment with a Garage and Parking in this popular Residential Area. Nicely laid out this Property will appeal to First Time Buyers and indeed Investors looking for a Buy to Let Opportunity. Location is key as close to local schools, shopping amenities and the M5 / M6 Motorway Links

### Lounge

13' 3" x 11' 5" ( 4.04m x 3.48m )

### Kitchen

9' 1" x 8' 9" ( 2.77m x 2.67m )

### Bedroom One

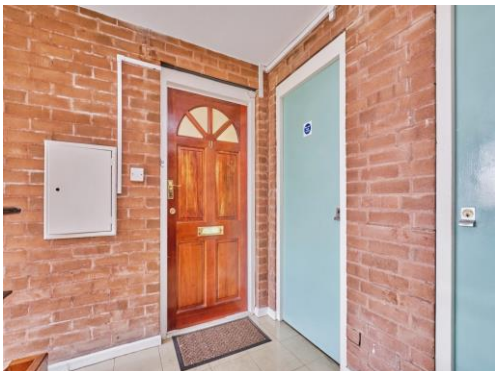
11' 7" x 11' 6" ( 3.53m x 3.51m )

### Bedroom Two

12' 5" x 8' 8" ( 3.78m x 2.64m )

### Bathroom

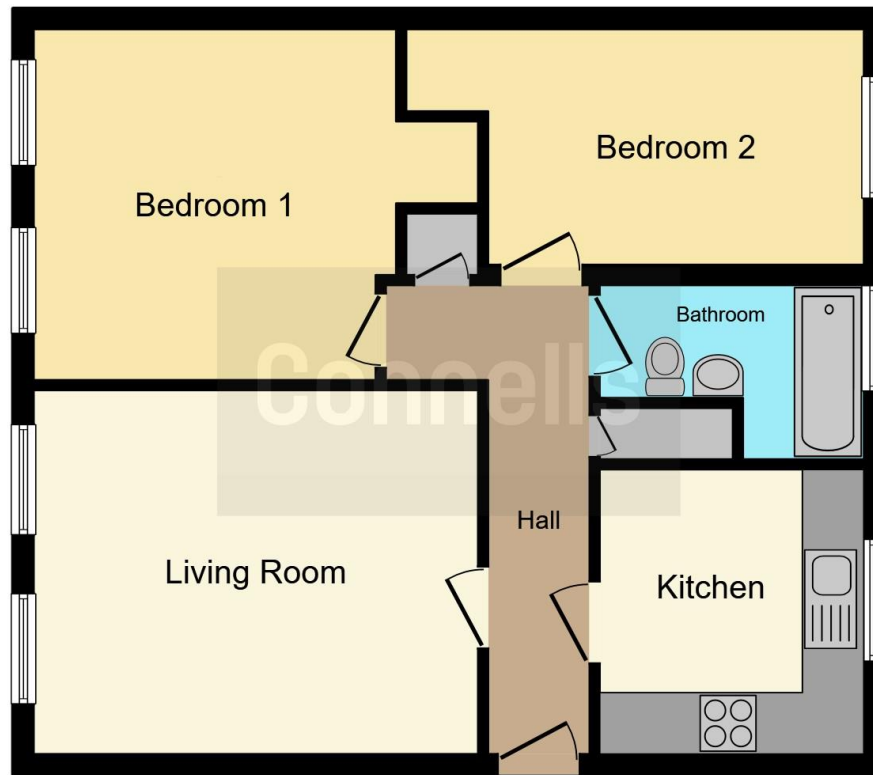
8' 4" x 5' 6" ( 2.54m x 1.68m )











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: GBR311729 - 0003