



46 Butts Green  
Kingswood, WA5 7XU

Offers In The Region Of  
£264,000

SEMI Detached House, Three BEDROOMS, GARAGE To Rear, En-suite, MODERN Kitchen, Open Plan DOWNSTAIRS, VACANT Possession, Not Directly OVERLOOKED To The Rear, Suntrap REAR Garden, LEASEHOLD TITLE 999 Years.

This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space upstairs. The layout includes a welcoming reception room, perfect for relaxing or entertaining guests, and two modern bathrooms that provide ample facilities for daily living.

The house is situated in a peaceful neighbourhood, making it an excellent choice for those who appreciate a tranquil environment while still being close to local amenities. The surrounding area boasts a variety of shops, schools, and parks, ensuring that all your needs are within easy reach.

This property presents a wonderful opportunity for anyone looking to settle in a friendly community. Do not miss the chance to view this lovely semi-detached house in Kingswood boasting no onward chain.



**ENTRANCE HALL**

Hardwood front door, under stairs half storage cupboard, double glazed window to the side elevation, laminate flooring, ceiling coving, central heating radiator and access to stair well.

**GROUND FLOOR W.C.**

Low level WC, wall mounted sink, laminate flooring, ceiling coving and central heating radiator.



**OPEN PLAN KITCHEN/LOUNGE**

Fitted with a range of wall mounted and base level cupboards, ceramic worksurfaces, integrated electric oven, ceramic hob with extractor over, 1 & 1/2 bowl sink and drainer unit with mixer tap, space for washing machine, laminate flooring, two double glazed windows to the front elevation, two central heating radiators, ceiling coving, double glazed window to the rear elevation along with double glazed French doors.

**KITCHEN**

14' x 8'8 (4.27m x 2.64m)

**LOUNGE**

15'8 x 10'10 (4.78m x 3.30m)





**FIRST FLOOR LANDING**

15'6 x 6'4 (4.72m x 1.93m)

Boiler cupboard, central heating radiator, ceiling coving and double glazed window to the front elevation.

**BEDROOM TWO**

11'8 x 8'10 (3.56m x 2.69m)

Double bedroom with double glazed window to the front elevation and central heating radiator.

**BEDROOM THREE**

12'4 x 8'2 (3.76m x 2.49m)

Double bedroom with double glazed window to the rear elevation and central heating radiator.



**BATHROOM**

8'9 x 7'2 (2.67m x 2.18m)

Three piece suite with shower over bath, pedestal wash hand basin, low level WC, double glazed window to the front elevation. vinyl flooring, central heating radiator and half tiled walls.

**SECOND STAIR WELL TO MASTER BEDROOM****MASTER BEDROOM**

17'6 x 12' (5.33m x 3.66m)

Maximum measurements. Dual aspect with two Velux style windows and central heating radiator.





**EN SUITE**

Three piece suite with shower, low level WC and pedestal wash hand basin, vinyl flooring and central heating radiator.



**GARDEN**

Well fenced, sun trap garden, mainly to lawn with patio area and side gate. Not directly overlooked.



**GARDEN PATIO AREA**

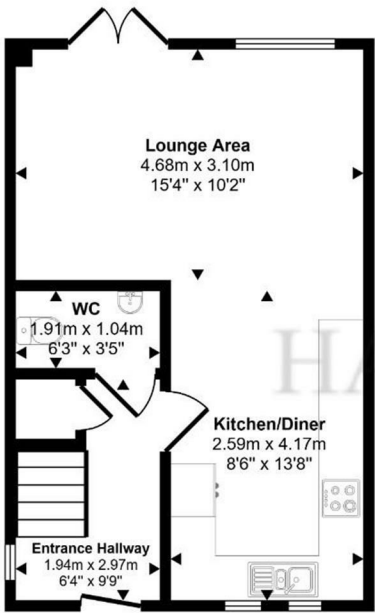
**SIDE OF PROPERTY**

GARAGE/PARKING AREA

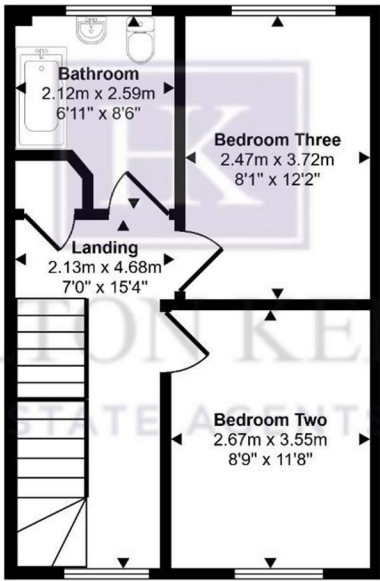


GARAGE AND PARKING

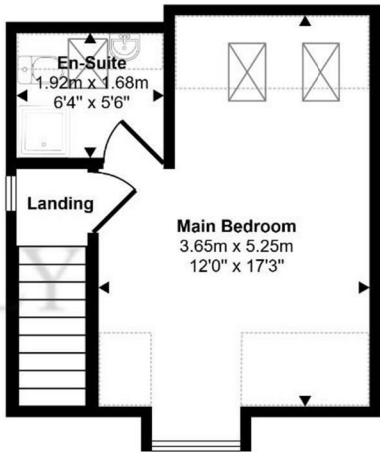
Approx Gross Internal Area  
95 sq m / 1021 sq ft




Ground Floor  
Approx 35 sq m / 373 sq ft



First Floor  
Approx 35 sq m / 380 sq ft

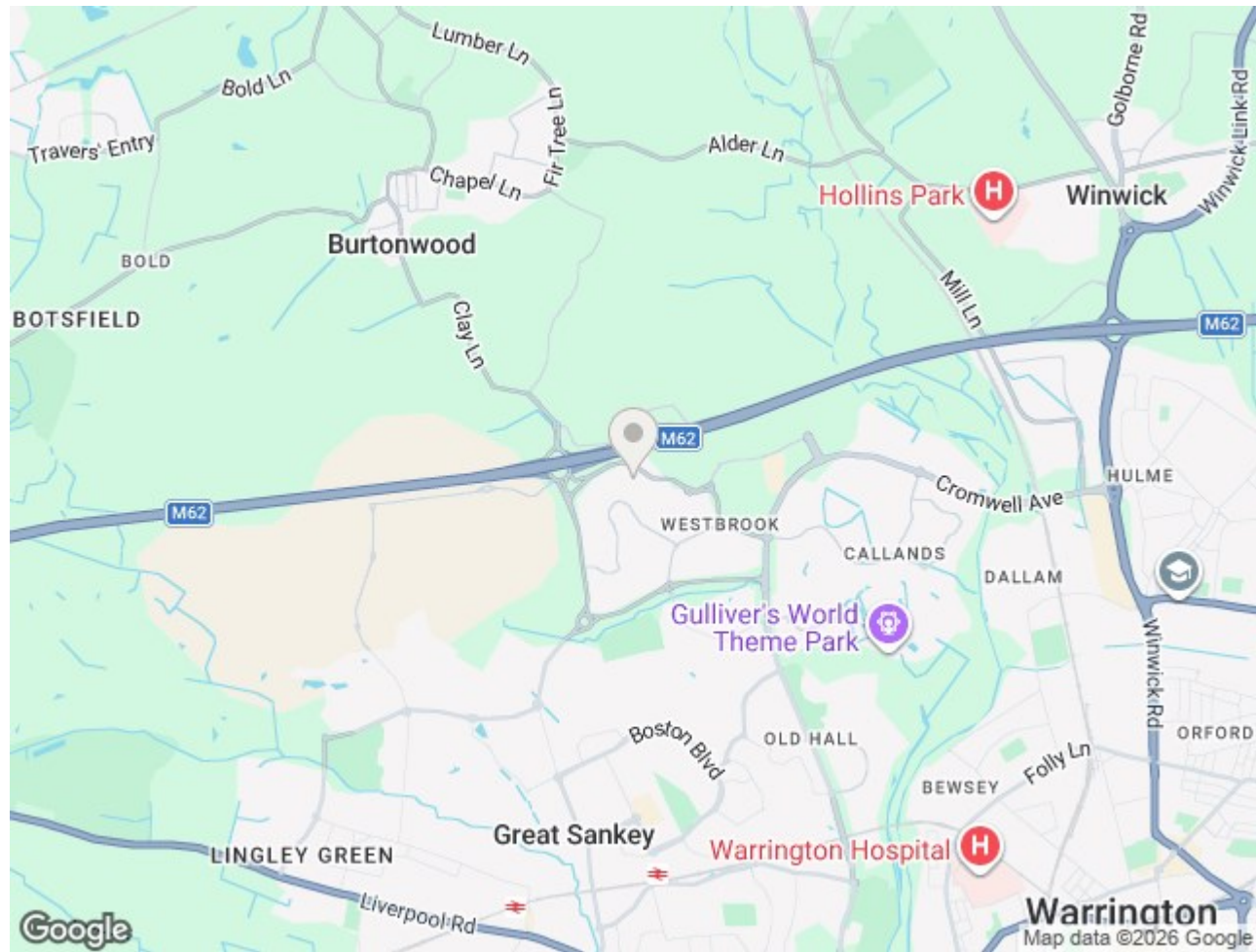



Second Floor  
Approx 25 sq m / 267 sq ft


 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



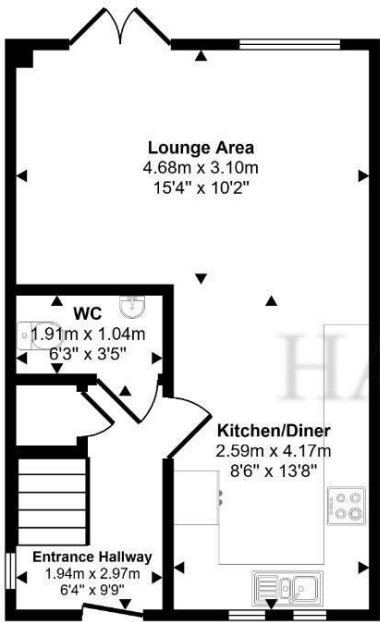


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

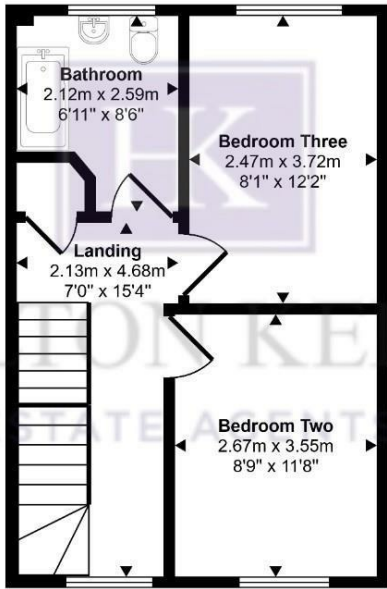
Environmental Impact (CO <sub>2</sub> ) Rating		
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Very environmentally friendly - lower CO2 emissions		
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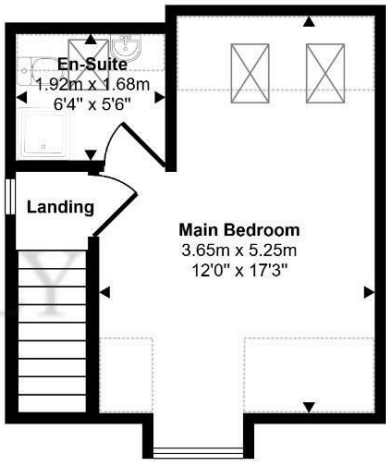
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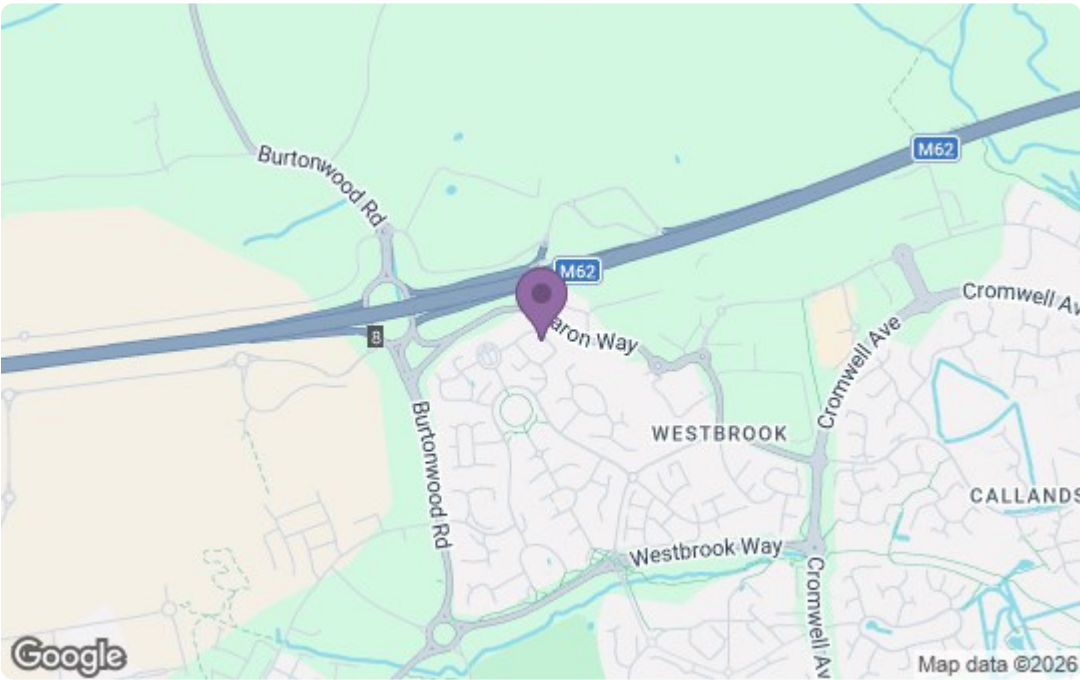
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.