



**melvyn**  
**Danes**  
ESTATE AGENTS

**Botteville Road**

**Acocks Green**

**Offers Over £350,000**



## Description

GREAT FAMILY HOME! A well presented, larger style semi detached house on a popular road in Acocks Green. This lovely property is in a superb location near to a good range of shops, schools and facilities and comprises: good size porch, entrance hall, through lounge/diner, kitchen and utility to the ground floor. Upstairs there are three good size bedrooms, the bathroom, a separate WC and usable loft space. Huge scope to merge the existing kitchen and utility into one large room and additional fourth bedroom via a formal loft conversion. Further benefiting from central heating, double glazing, good size driveway, side garage and pleasant rear garden.





## Accommodation

### Driveway For Multiple Vehicles

### Enclosed Porch

6'4 x 5'5 (1.93m x 1.65m)

### Entrance Hall

5'11 x 13'2 (1.80m x 4.01m)

### Through Lounge/Diner

12'4 max x 30'1 to bays (3.76m max x 9.17m to bays)

### Kitchen

8'1 x 8'9 (2.46m x 2.67m)

### Utility

4'7 x 13'9 (1.40m x 4.19m)

### Landing

6'7 x 9'5 (2.01m x 2.87m)

### Bedroom One

11'10 max x 14'11 to bay (3.61m max x 4.55m to bay)

### Bedroom Two

11'10 max x 14'3 max (3.61m max x 4.34m max)

### Bedroom Three

6'5 x 10'5 to bay (1.96m x 3.18m to bay)

### Bathroom

8'1 x 5'10 (2.46m x 1.78m)

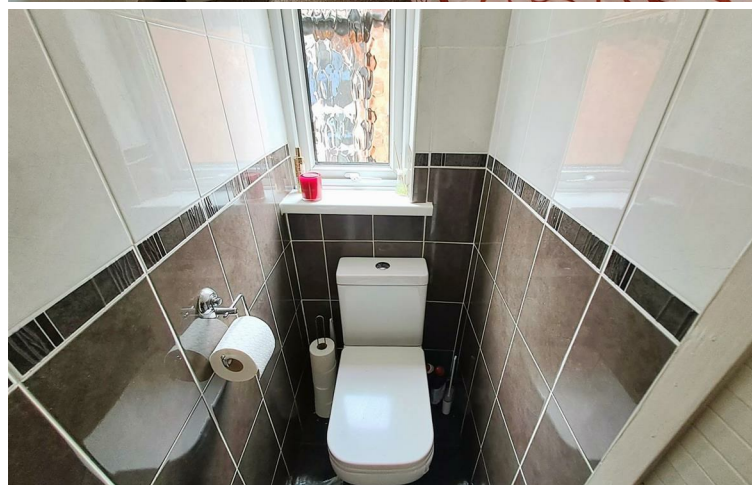
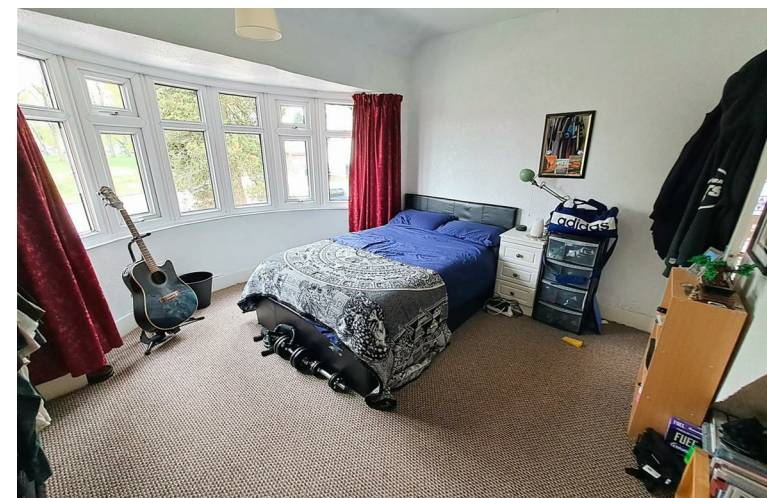
### Separate WC

2'4 x 4'10 (0.71m x 1.47m)

### Usable Loft Space

14' x 14' to eaves (4.27m x 4.27m to eaves)

### Rear Garden





TENURE: We are advised that the property is FREEHOLD

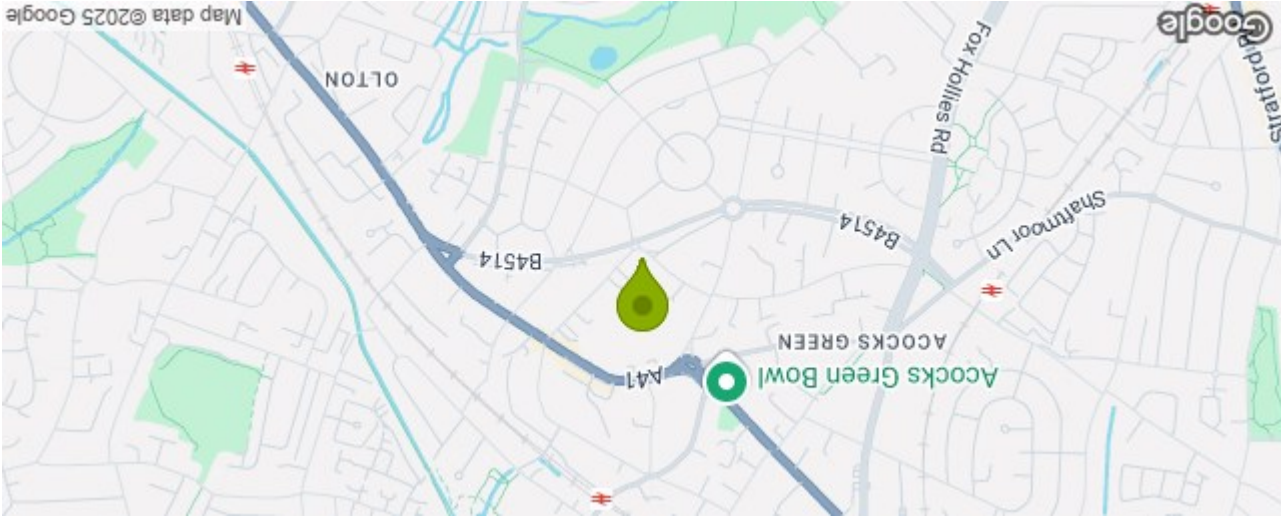
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 16/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

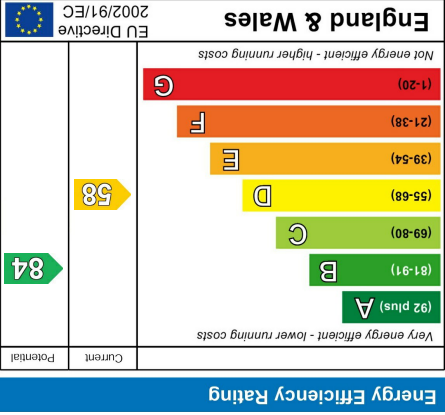
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Total area: approx. 141.2 sq. metres (1520.0 sq. feet)

### 38 Botteville Road Acocks Green Birmingham B27 7YD Council Tax Band: C



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.