

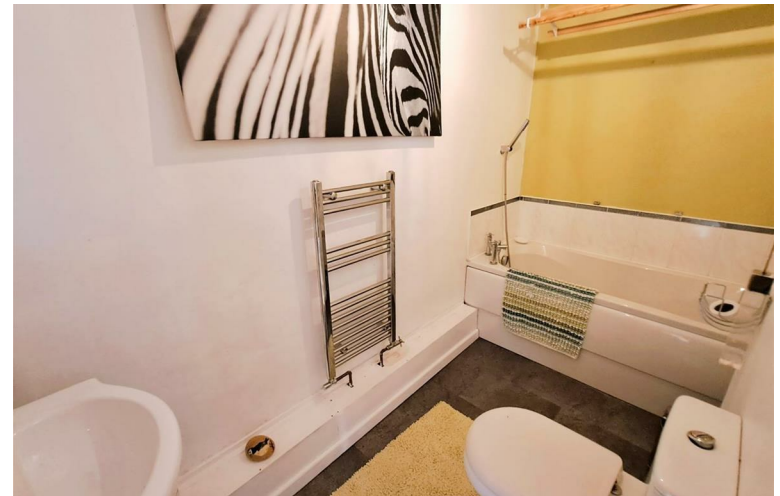


melvyn
Danes
ESTATE AGENTS

Botteville Road
Acocks Green
£375,000

Description

A spacious, four bedroom period property on a popular and convenient road in Acocks Green near to all amenities, in walking distance of Acocks Green centre and two railway stations. This lovely property is the perfect family home and MUST be viewed to appreciate the size of the accommodation on offer. Comprising entrance hall, though lounge/diner, extended kitchen/diner and bathroom to the ground floor. On the upper floors are four bedroom and the shower room. Further benefiting from central heating, double glazing, cellar, pleasant rear garden and off road parking for multiple vehicles.



Accommodation

Driveway

Entrance Hall

Through Lounge/Diner

27' max x 13'10 max (8.23m max x 4.22m max)

Ground Floor Bathroom

5'6 x 9'11 (1.68m x 3.02m)

Extended Kitchen/Diner

10'9 x 28' (3.28m x 8.53m)

Cellar

Landing

Bedroom One

18'10 x 13'4 (5.74m x 4.06m)

Bedroom Two

13'6 x 12'9 (4.11m x 3.89m)

Bedroom Three

10'6 x 10' (3.20m x 3.05m)

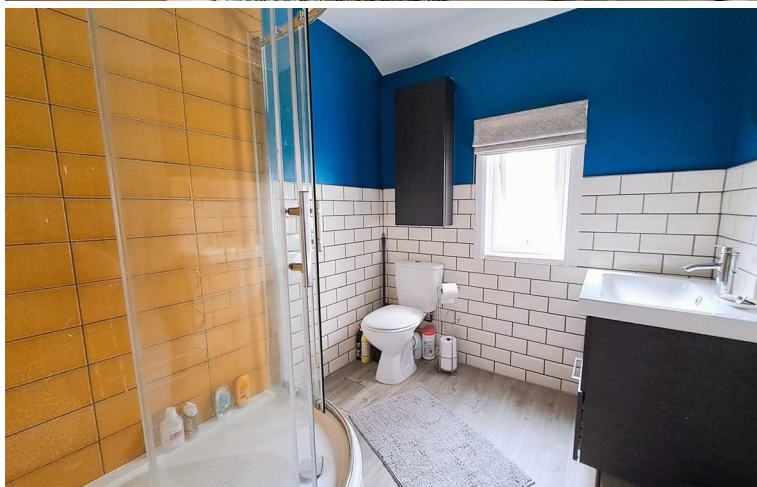
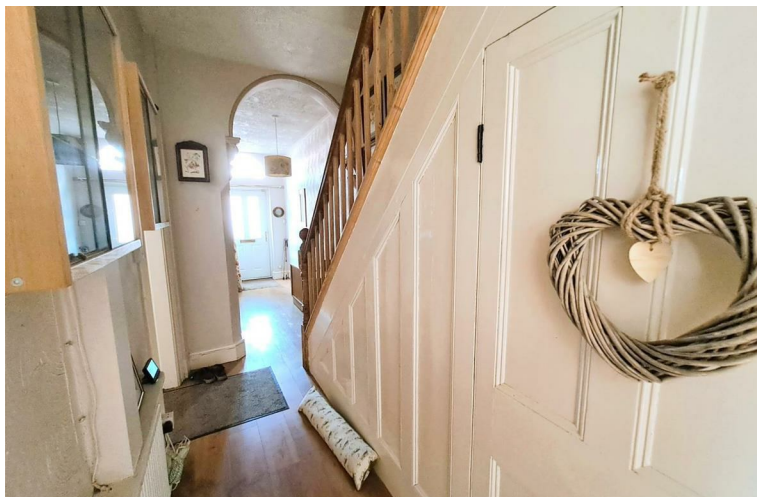
First Floor Shower Room

6'5 x 7'3 (1.96m x 2.21m)

Bedroom Four (Loft)

15'10 x 15'8 (4.83m x 4.78m)

Rear Garden



TENURE: We are advised that the property is FREEHOLD

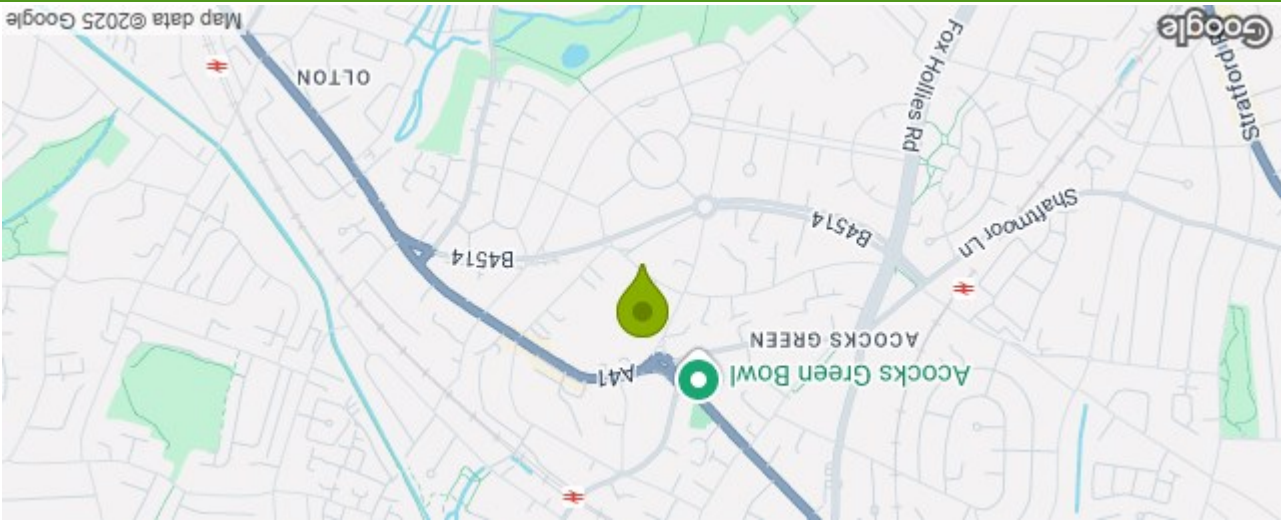
BROADBAND: We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 3/7/2025. 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 3/7/2025). 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. 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.



19 Botteville Road Acoccks Green Birmingham B27 7YE
Council Tax Band: C

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

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.

