

Botteville Road,



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Offers In The Region Of £595,000

KLARICO Estate Agents are delighted to present this stunning investment opportunity located within a sought after area in Acocks Green, Birmingham. A semi-detached property that has been significantly extended to the side and rear and now provides 12 bedrooms.



Botteville Road,

- Extensive Side Extension
- Investment Opportunity
- 3 En-Suites
- Off-Road Parking
- UPVC Double Glazing
- Extensive Rear Extension
- 12 Bedrooms
- 3 Kitchens
- Well Presented
- Gas Central Heating

GROUND FLOOR

The ground floor features an impressive rear and side extension to provide 4 Bedrooms including 1 en-suite, a kitchen/lounge with access to a shower room, another kitchen with access to the utility area and a second shower room

FIRST FLOOR

The first floor benefits from the side extension and provides 4 bedrooms including 2 en-suite, 2 shower rooms and a kitchen/lounge

SECOND FLOOR

The second floor provides a further 4 bedrooms including 1 en-suite and is split into 2 sections with 2 separate staircases for each side

Current Use

The property is currently used as supported accommodation and will be sold with vacant possession. The options to continue with this arrangement under new terms is available. Further opportunities would include a license HMO subject

to this being granted. For further details on the current arrangements, please contact our office. The vendors advise that planning permission and building regulations approvals have been obtained for the extensions and conversion. However, we advise for independent checks to be carried out by the buyers via their legal representative.

Directions



Botteville Road,

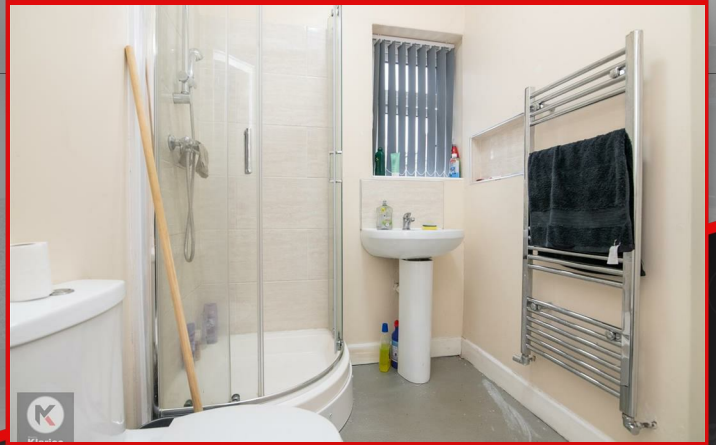
BATHROOM RULES

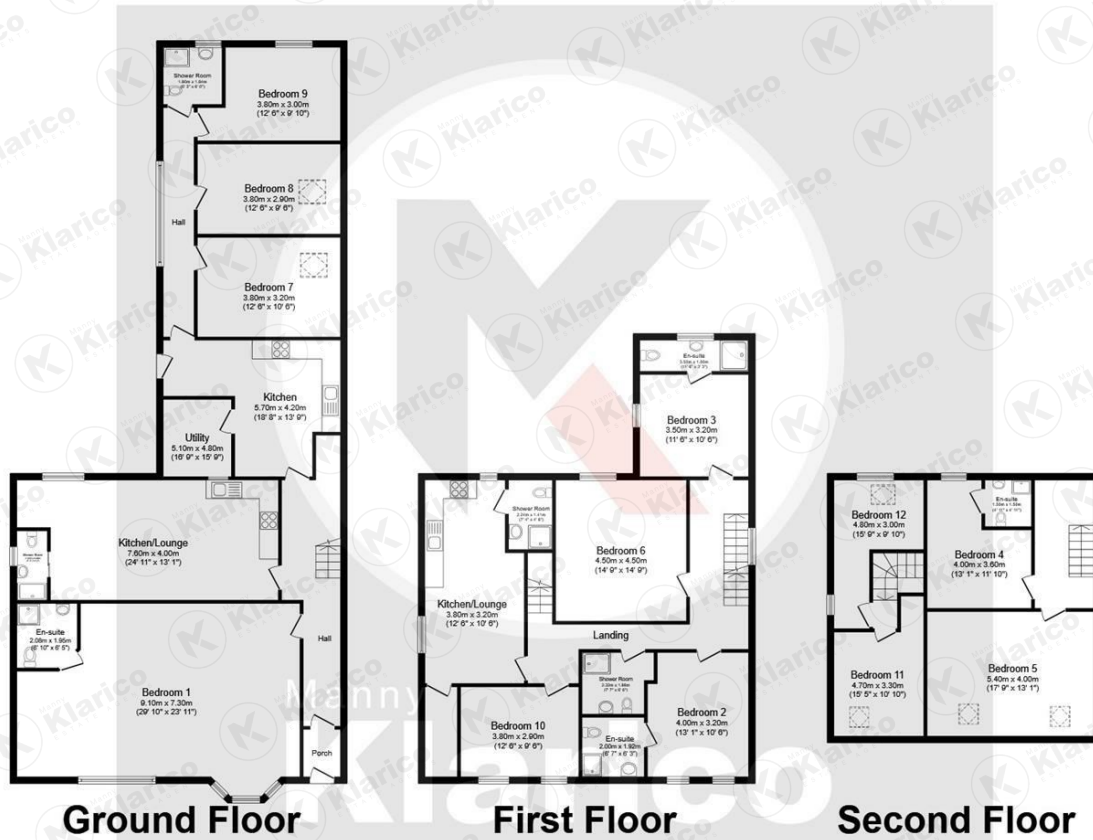


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Total floor area 362.8 m² (3,905 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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