



**Connells**

Buttermere Drive  
Harborne



## Property Description

This extended four-bedroom extended family home is a must view!

Briefly comprising of entrance porch, entrance hallway, cosy living room, kitchen diner, separate dining room, utility room, downstairs shower room and conservatory. First floor includes master bedroom with ensuite and dressing room, two further double bedrooms and a fourth bedroom as well as a family shower room.

This property is conveniently located within close proximity to the Queen Elisabeth Hospital, local schools and supermarkets.

Do not miss out on this opportunity.

Call today to arrange a viewing!

## Front Garden

Lawned front garden, side access, double blocked paved driveway.

## Porch

Double glazed surround, wall light.

## Entrance Hall

Carpeted, ceiling light point, alarm system.

## Lounge

14' max x 11' 10" max ( 4.27m max x 3.61m max )

Ceiling light point, panelled radiator, double glazed window with privacy shutters, wall mounted electric fire.

## Dining Room

11' 4" x 7' 7" ( 3.45m x 2.31m )

Ceiling light point, panelled radiator, french doors to patio.

## Kitchen

18' 10" x 10' 4" ( 5.74m x 3.15m )

matching wall and base units, fitted 4 ring induction hob with stainless steel splashback, cooker hood, fitted double oven with microwave, fitted double sink and drainer with mixer tap, fitted fridge freezer, double glazed window, ceiling spot lights, panelled radiator, tiled flooring and splashback, pantry cupboard with fitted shelving, doors to conservatory.

## Conservatory

12' 1" x 7' 2" ( 3.68m x 2.18m )

Double glazed wrap around, laminate flooring, french doors to patio, fitted blinds, panelled radiator.

## Utility Room

7' 8" x 6' 1" ( 2.34m x 1.85m )

Spot lights, matching wall and base units, plumbing for washing machine, space for tumble dryer, space for fridge freezer, wall mounted Worcester Bosch boiler, double glazed window, extractor fan.

### Shower Room - Ground Floor

Fully tiled, large sink and vanity unit, extractor fan, spot lights, heated towel rail, low flush w.c, walk in waterfall shower, double glazed frosted window.

### Inner Hallway

Spotlights, panelled radiator.

### Landing

Ceiling light point, extended loft access with pull down ladder.

### Bedroom 1 - Double

11' 3" x 10' 11" max ( 3.43m x 3.33m max )

Ceiling light point, extended loft access with pull down ladder, double glazed window with fitted blind, fitted wardrobe, panelled radiator.

### En Suite

Ceiling spotlights, extractor fan, frosted double glazed window with fitted blinds, wide pedestal sink with mixer tap, D shaped shower cubicle, low flush w.c, fully tiled, separate soaking tub with mixer tap, heated towel rail.

### Dressing Room

11' x 6' 4" ( 3.35m x 1.93m )

Ceiling light point, double glazed window, panelled radiator.

### Bedroom 2 - Double

12' 3" x 8' 10" ( 3.73m x 2.69m )

Double glazed window with privacy shutters, panelled radiator, ceiling light point.

### Bedroom 3 - Double

9' 7" x 8' 10" ( 2.92m x 2.69m )

Ceiling light point, double glazed window, panelled radiator, built in wardrobe with sliding door, fitted blinds.

### Bedroom 4

8' 10" max x 5' 10" max ( 2.69m max x 1.78m max )

Ceiling light point, double glazed window with fitted blinds, panelled radiator.

### Loft Space 1

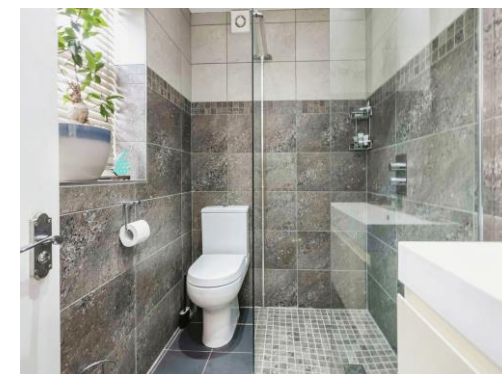
part boarded, light point.

### Loft Space 2

Part boarded, light point.

### Rear Garden

Tiled patio, steps leading up to lawn, flower bed surrounding, access via 2 sets of french doors, outside taps, electric points, wall light.









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: C**

Tenure: Freehold

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Property Ref: HBO309425 - 0004