



**Connells**

Butlers Courts Lane  
BIRMINGHAM





**\*\*A TRULY EXCEPTIONAL AND DELUXE HOME OFFERING A WEALTH OF ROOMS,  
SPACIOUS MODERN LIVING WITH A HUGE SQUARE FOOTAGE\*\***

**\*\*PRIVATE ROAD\*\***

**\*\*SHOWHOME CONDITION AND MUCH LOVED REGAL RESIDENCE LOCATED IN ONE OF  
THE MOST POPULAR AREAS OF BIRMINGHAM\*\***

**\*\*PRIVATE AND SECURE ELECTRIC GATED DEVELOPMENT\*\***

### **Property Description**

Connells Estate Agents are just thrilled to offer for sale this once in a lifetime home boasting incredibly spacious rooms, stunningly beautiful decor throughout and offering an incredible open plan kitchen-diner-family room \*WOW\*

The property itself briefly comprises of porchway, hallway, lounge, dining room, open plan modern kitchen with island and sitting areas, laundry room, guest wc, six bedrooms, 4 bathrooms, landscaped rear garden with summerhouse and an integral double garage **\*\*ELECTRIC CAR CHARGER POINT\*\***, the most amazing frontage that is entered from a private gated entrance and overlooks some lovely tennis courts.

This particular property genuinely feels mansion-esque and sits on a huge private modern development just off Butlers Road giving close proximity to a host of excellent schools, plenty of shops, supermarkets, restaurants and eateries. Nearby we have Red House Park, Barr Beacon Nature Reserve and Sutton Park. Great Barr Golf Club and Handsworth Golf Club are both nearby to enjoy. Birmingham City Centre, Walsall, West Bromwich and Sutton Coldfield are on the doorstep, Hamstead Train Station, M6 junction 7 and a host of travel links can be found close by.



**Entrance Porchway**

**Entrance Hallway**

**Living Room**

11' x 16' 3" ( 3.35m x 4.95m )

**Dining Room**

11' x 14' 2" ( 3.35m x 4.32m )

**Kitchen Diner & Sitting Areas**

23' 8" x 35' 4" ( 7.21m x 10.77m )

**Utility Room**

**Ground Floor Wc**

**First Floor Landing**

**Bedroom With En-Suite**

13' 2" x 16' 7" ( 4.01m x 5.05m )

**Bedroom With En-Suite**

12' 4" x 16' 7" ( 3.76m x 5.05m )

**Family Bathroom One**

**Bedroom**

11' 1" x 15' 2" ( 3.38m x 4.62m )

**Bedroom**

11' 1" x 14' 1" ( 3.38m x 4.29m )

**Second Floor Landing**

**Bedroom**

16' 6" x 16' 10" ( 5.03m x 5.13m )

**Bedroom**

11' 10" x 16' 9" ( 3.61m x 5.11m )

**Family Bathroom Two**

**Double Integral Garage**

**Driveway To Fore**

**Landscaped Rear Garden**

**Summerhouse**

**Private Gated Development**

**Ultra Modern**

**Incredibly Spacious**

**Call Connells Today**









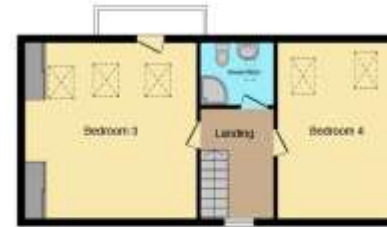




**Ground Floor**



**First Floor**



**Second Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR310585](http://connells.co.uk/Property/GBR310585)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: GBR310585 - 0004