



Connells

Butlers Courts Lane
BIRMINGHAM

Butlers Courts Lane
BIRMINGHAM B20 2NW

for sale offers over
£750,000



Property Description

****SHOWHOME CONDITION AND MUCH LOVED REGAL RESIDENCE LOCATED IN ONE OF THE MOST POPULAR AREAS OF BIRMINGHAM** **PRIVATE AND SECURE ELECTRIC GATED DEVELOPMENT****

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, **FULL GROUND FLOOR UNDER**

FLOOR HEATING

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

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





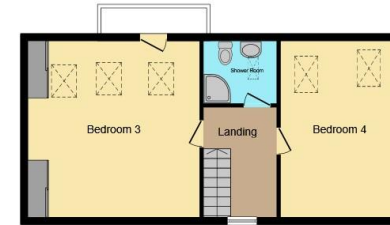




Ground Floor



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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907 Walsall Road Great Barr
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EPC Rating: B Council Tax
Band: G

Tenure: Freehold

view this property online [connells.co.uk/Property/GBR310585](https://www.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 - 0013