



Butlers Courts Lane, BIRMINGHAM B20 2NW

welcome to

Butlers Courts Lane, BIRMINGHAM

Spacious and stylish, this modern detached home offers two reception rooms, a large kitchen/diner, utility, and cloakroom/WC. With 6 bedrooms, including 2 en-suites and 2 family bathrooms, there's room for everyone. Outside features a private rear garden, driveway, and double garage.

Agent Note

The Council Tax Band is G.

Approach

Double driveway, up and over doors into the double garage, lawn, UPVC door into

Entrance Hall

Tiled floor, understairs cupboard, ceiling light point, doors to

Cloak Room

Low level wc, sink and vanity unit, ceiling light point

Lounge

16' 3" excluding bay x 11' (4.95m excluding bay x 3.35m)
Double glazed bay window to the front, gas fire, tiled floor, two ceiling light points, french doors to dining room.

Dining Room

10' 11" x 14' 2" (3.33m x 4.32m)
Tiled floor, ceiling light point, french doors to lounge, open arch to open plan kitchen/diner.

Kitchen/Diner

35' 5" into max x 23' 4" (10.79m into max x 7.11m)
Large open plan kitchen/lounge, diner, island, two double glazed windows to the rear, four skylights, bi fold doors to the rear, spotlights, ceiling light point, tiled floor, a range of wall and base units with worksurfaces over, sink and drainer, integrated cooker, microwave, dishwasher, fridge freezer, range cooker.

Utility Room

Sink, tiled floor, wall and base units, ceiling light point, space and plumbing for washer and dryer.

Landing

Laminate flooring, radiator, two ceiling light points.

Bedroom One

10' 8" into max x 16' 7" (3.25m into max x 5.05m)
Double glazed window to the rear, laminate flooring, ceiling light point, radiator, fitted cupboards, built in wardrobes.

En Suite

Double glazed window to the rear, shower, wc, sink, heated towel rail, spot lights.

Bedroom Two

15' 1" x 11' (4.60m x 3.35m)
Double glazed window to the rear, radiator, laminate flooring, ceiling light point.

Bedroom Three

13' 8" x 11' (4.17m x 3.35m)
Double glazed window to the front, laminate, radiator, ceiling light point, fitted wardrobes.

Bedroom Four

16' 7" x 12' 4" (5.05m x 3.76m)
Two double glazed windows to the front, radiator, laminate, fitted wardrobes, walk in wardrobe.

En Suite

Double glazed window to the side, bath, shower, wc, sink, vanity, heated towel rail, spots lights, tiled floor and wall units.

Bathroom

Double glazed window to the rear, shower, wc, sink, vanity, Jacuzzi, bath, spotlights, heated towel rail.

Bedroom Five

16' 9" x 16' 6" (5.11m x 5.03m)





Three skylights to the rear, laminate, central heating, two ceiling light points, fitted wardrobes, vanity, overhead cupboards.

Bathroom

Skylights to the rear, shower, wc, sink, vanity, heated towel rail, spotlights, tiled floor and wall units.

Bedroom Six

11' x 16' 9" (3.35m x 5.11m)

Two skylights to the rear, central heating, laminate, two ceiling light points.

Rear Garden

Patio, lawn, brick shed, fenced borders

Garage

16' 11" x 16' 5" (5.16m x 5.00m)

Double garage, boiler, ceiling light point, wall and base cupboards.



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welcome to

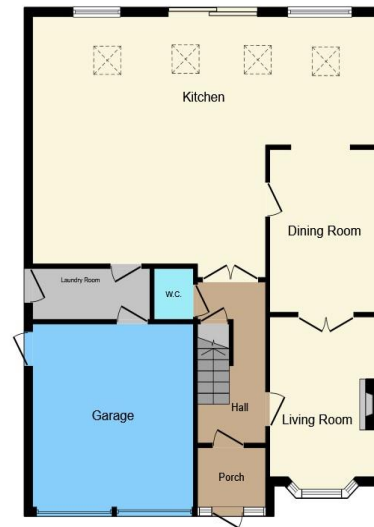
Butlers Courts Lane, BIRMINGHAM

- NO CHAIN
- DETACHED
- SIX BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/DINER

Tenure: Freehold EPC Rating: B

offers in the region of

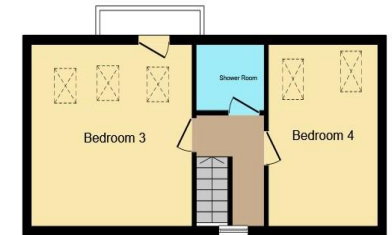
£750,000



Ground Floor



First Floor



Second Floor

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

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Property Ref:
GRB111525 - 0002

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