



**Bottetourt Road, Birmingham B29 5TB**

**welcome to**

## **Bottetourt Road, Birmingham**

\*\*\*\*NO UPWARD CHAIN\*\*\*\*FOUR - BEDROOM SEMI - DETACHED\*\*\*\*SPACIOUS THROUGHOUT\*\*\*\*HIGH CEILINGS AND CHARACTER\*\*\*\*GENEROUS PARKING\*\*\*\*TWO RECEPTION ROOMS\*\*\*\*FOUR BEDROOMS\*\*\*\*EASY ACCESS TO HARBORNE AND BIRMINGHAM CITY CENTRE\*\*\*\*

### **Agent Note**

The Council Tax Band is B. A new roof was done in 2017. New kitchen, floorboards, wiring throughout, gas work,& front garden done in 2016.

### **Entrance Hallway**

double glazed front facing door, central heating radiator, stairs to first floor, door to lounge.

### **Downstairs W/C**

rear facing double glazed window, central heating radiator, low level flush w.c, vanity hand wash basin with recessed unit and storage beneath, mixer tap, ceiling lights tiling to floor and splash proof areas.

### **Lounge**

17' 1" x 15' 10" ( 5.21m x 4.83m )  
Rear facing double glazed window, central heating radiators, Two ceiling lights.

### **Dining Room**

15' 6" to recess x 9' 9" ( 4.72m to recess x 2.97m )  
front facing double glazed window, ceiling lights, central heating radiator, laminate flooring.

### **Bedroom 4**

11' 5" x 9' 8" ( 3.48m x 2.95m )  
(Ground floor) front facing double glazed window, central heating radiator, ceiling lights, laminate flooring.

### **Kitchen**

10' 10" x 9' ( 3.30m x 2.74m )  
side facing double glazed window, ceiling spotlights, range of wall and base units and drawers with work tops over, space for free standing cooker, cookers hood over, stainless steel sink with mixer tap, space for fridge freezer, space for washing machine,space for dishwasher, tiling to floor and splash proof areas,

opening to utility storage room.

### **Utility Storage Room**

6' 2" x 6' ( 1.88m x 1.83m )  
rear facing double glazed window, central heating boiler, ceiling lights, tiling to floor.

### **Landing**

doors to bedrooms, Large size airing cupboard, ceiling lights.

### **Bedroom 1**

16' 2" to bay x 12' 3" ( 4.93m to bay x 3.73m )  
front facing double glazed window, ceiling lights, 2 x central heating radiators.

### **Bedroom 2**

12' 2" x 9' 11" ( 3.71m x 3.02m )  
rear facing double glazed window, ceiling lights, central heating radiator, laminate flooring.

### **Bedroom 3**

10' 3" x 7' 2" ( 3.12m x 2.18m )  
front facing double glazed window, ceiling lights, central heating radiator.

### **Storage Room/Study**

6' 1" x 5' 11" ( 1.85m x 1.80m )  
rear facing double glazed window, ceiling lights, range of wall and base units with worktops over. (Can be used as multiple rooms like office, study, nursery ect).

### **Bathroom**

rear & side facing double glazed window, ceiling lights, central heating radiator, paneled bath and shower over, hand wash basin with pillor taps, low level flush w/c, tiling to floor and walls.







### **On Approach**

hedgerow to frontage, pathway, tarmac driveway for ample cars and further driveway to side of property. (Potential to extend to side).

### **Rear Garden**

paved patio area, fencing for privacy, large garden storage shed.



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welcome to

## Bottetourt Road, Birmingham

- NO UPWARD CHAIN
- FOUR BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- POPULAR LOCATION
- CLOSE TO GOOD SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: D

offers over

**£300,000**



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Property Ref:  
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