

Botteville Road, Birmingham, B27 7YE

Offers Around £399,000

Council Tax Band: C



Nestled on the charming Botteville Road in Acocks Green,Birmingham, this delightful end terrace house offers a perfect blend of space and comfort. Spanning an impressive 2,002 square feet, the property boasts a well-designed layout that is ideal for families or those seeking ample living space.

Upon entering, you are welcomed into a generous reception room, which serves as a perfect gathering space for family and friends. The house features four spacious bedrooms, providing plenty of room for relaxation and privacy. Each bedroom is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere.

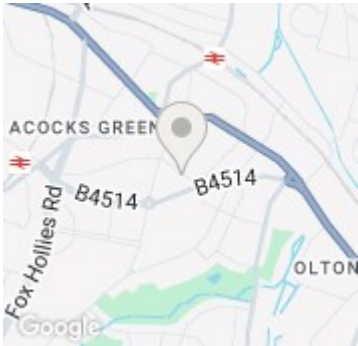
The property also includes two well-appointed bathrooms and cellar, ensuring convenience for all residents. Whether you are preparing for a busy day or winding down in the evening, these bathrooms offer both functionality and comfort.

Situated in a desirable area of Birmingham, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The end terrace position provides added privacy and a sense of community, while still being close to the vibrant city life.

This property presents a wonderful opportunity for those looking to settle in a spacious and well-located home. With its generous living areas and comfortable bedrooms, it is sure to meet the needs of modern living. Do not miss the chance to make this charming house your new home.



Open House West Midlands



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 63 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Total floor area: 170.5 sq.m. (1,835 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).