

# ACRES

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- A lovely extended modern styled residence
- Entrance hall and guests cloakroom
- Dual aspect lounge with bi-folding doors
- Sitting room/home office
- Large dining kitchen
- Four bedrooms Master with en-suite
- Three further excellent bedrooms
- Bathroom
- Fore garden offering multiple parking space
- Rear garden with patio and artificial lawn



***BUTLERS CLOSE, ERDINGTON, B23 5YQ - OFFERS IN THE REGION OF £436,500***

Acres are delighted to offer for sale this incredibly well presented freehold and extended detached residence. The interiors are excellent throughout and offer the following. An entrance hall, guest cloakroom, dual aspect family lounge with feature media wall, sitting room/ home office and wonderful comprehensively fitted dining kitchen. To the first floor is a master suite with master bedroom and en-suite shower room. there are also three further excellent bedrooms and family bathroom. Outside is a fore garden offering multiple parking space and to the rear is a garden with artificial lawn and decked patio. This is a wonderful property that needs to be viewed internally to appreciate how amazing it is. EPC rating TBC. Council tax band D,

Access via a fore garden offering, double glazed reception door into

HALLWAY Newel and balustrade staircase to first floor, radiator, tiled floor and doors into, kitchen, sitting room, lounge and

GUEST CLOAKROOM Close coupled WC, wash hand basin set into a vanity unit, tiled floor

LOUNGE 21'1" x 11'8" max 10'2" min to media wall A large dual aspect lounge with double glazed leaded light window to front and double glazed window to front and double glazed bi-folding doors to rear, two radiators, media wall with space for TV and living flame effect fire

SITTING ROOM/HOME OFFICE 11'1" x 6'6" Double glazed leaded light bow bay window to front with deep display still, radiator, grey toned floor, double glazed door to side

DINING KITCHEN 16'6" max 9'10" min x 18'3" max 11'3" min A superb family sized kitchen filled with a range of high gloss cream units including drawer base and eye level cupboards, integrated washing machine and dish washer, housing for American style fridge freezer, four ring hob with glazed splash back and extractor over, electric oven and microwave, stainless steel sink and drainer under double glazed rear window, double doors, tiled floor, contrasting work surfaces and upstands, spotlights to ceiling, space for dining table and chairs

FIRST FLOOR LANDING Access to loft and doors into

MASTER BEDROOM SUITE 17'00" max 10'4" min x 11'9" max 5'6" min An excellent dual aspect bedroom with double glazed leaded light window to front, double glazed window to rear, radiator and door into

ENSUITE 5'8" X 6'2" Shower cubicle, over head shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC, stylish tiling to part walls and floor, double glazed opaque window, spotlights to ceiling, radiator

BEDROOM TWO 11'2" x 9'3" min to wardrobe front, 11'5" max Double glazed window to rear with excellent views, radiator, fitted modern styled wardrobe to one side

BEDROOM THREE 12'00" x 8'00" min plus door well A third double bedroom, double glazed leaded light window to front, radiator

BEDROOM FOUR 9'1" x 9'6" max 6'4" min Double glazed leaded light window to front, radiator, built in wardrobe over stairs, grey toned floor, spotlights to ceiling

BATHROOM White suit including P shaped spa bath with shower screen and electric shower, wash hand basin set into a vanity unit, close coupled WC, elegant tiling to walls and floor, chrome ladder style radiator/towel rail, double glazed opaque window



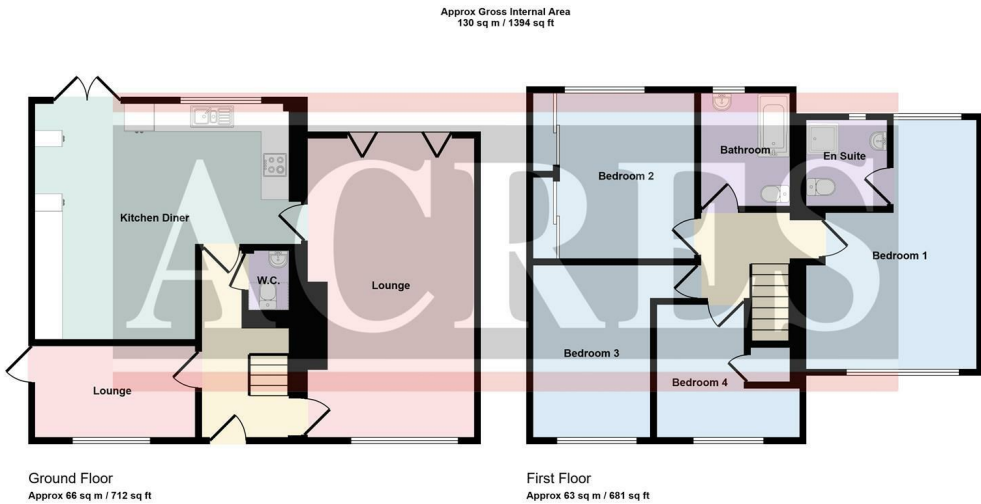
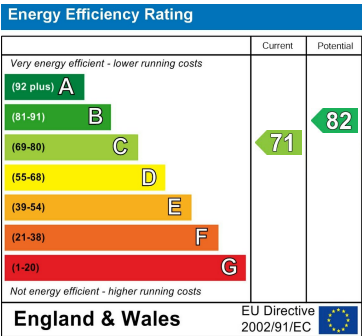




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 321 2101



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.