

ACRES

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- * EXTENDED DETACHED FAMILY HOME
- * FOUR DOUBLE BEDROOMS
- * TWO EXTENDED RECEPTION ROOMS
- * MODERN FITTED KITCHEN
- * SIDE ACCESS/UTILITY SPACE
- * MASTER BEDROOM WITH ENSUITE
- * MODERN FAMILY BATHROOM
- * LARGE DRIVEWAY & GARAGE
- * FANTASTIC SIZED REAR GARDEN
- * NO UPWARD CHAIN



54 Butlers Road, Birmingham, B20 2PA- Offers in the region of £650,000

Acres are proud to offer for sale this wonderful high quality, extended detached family home that truly has something for everyone along with set in one of the most sought after roads in Handsworth Wood! Benefiting from double glazing and gas central heating (both where specified). The vast extended interiors include; large enclosed porch, welcoming entrance hall, modern fitted kitchen to front with separate utility space / side access, extended reception room one currently used as sitting room with double doors creating further open plan living leading into an additional large extended reception room with double doors onto patio. To the first floor is a lovely tiered galleried landing, three excellent double bedrooms (master with a en suite shower room) and modern fitted family bathroom with separate W.C.. To the second floor is a final fourth double bedroom along W.C.. Outside is a large fore driveway offering multiple parking space along with access to garage front and to the rear is a fabulous garden with paved patio leading to a long lawn with an abundance of trees and shrubs! If you are looking for a very spacious and beautifully presented executive styled detached home book a viewing now. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed via deep fore driveway allowing off road parking for multiple cars along with access to garage front and door into;

PORCH: 7'6 max, 2'11 min x 8'8 max, 4'5 min : A spacious porch area with fitted cloakroom storage, double glazed windows and door with door into;

HALLWAY: 9'6 max, 6'5 min x 9'10 : A grandee entrance hallway with stairs to first floor, cupboard space under, radiator and doors into;

RECEPTION ROOM ONE: 17'10 max, 12'11 min x 32'5 : A great size extended living area with fire surround and fire, radiator, two double glazed windows to side and double doors to rear garden.

RECEPTION ROOM TWO: 13'7 max, 10'6 min x 32'5 : A second great extended living space ideal for ones own use, having fire surround and fire, radiator , double glazed window to side and double glazed double doors to rear.

FITTED KITCHEN: 11'4 x 11'7 : Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, radiator and door into side access / utility space.

LANDING: 9'6 max, 3'6 min x 10'6: Double glazed opaque window to front and doors into;

BEDROOM ONE: 11'10 max, 9'0 (wardrobe) x 13'10 : A great size double bedroom with built in wardrobe system, double glazed bay window to rear, radiator and door into;

ENSUITE: 8'6 max, 6'7 min x 13'9 : Large en suite shower room, walk in shower cubicle, wash hand basin set into vanity unit, close coupled WC tiling to floor and walls and double glazed opaque window to rear along with space for dressing table and chairs to rear.

BEDROOM TWO: 11'5 x 12'9 :A further good size double bedroom with double glazed window to rear and side along with radiator.

BEDROOM THREE: 11 '5 x 11'8 max, 9'7 (cupboard): A further double bedroom, double glazed window to front and side, cupboard space housing gas central heating boiler and radiator.

BATHROOM: 7'9 x 7'4 :Fitted suite with panelled bath, separate shower cubicle, wash hand basin, close couple, tiling to floor and walls, radiator and double glazed opaque window to front.

SEPARATE WC: 2'5 x 4'9 : Close coupled WC and double glazed opaque window to side.

SECOND FLOOR LANDING: 7'10 max, 4'5 min x 8'11 : Stairs from first floor and door into;

BEDROOM FOUR: 10'4 x 13'10 : A good sized fourth double bedroom with double glazed window to front and rear and radiator.

W.C: 5'5 X 6'3: Close coupled WC, wash hand basin and tiling to floor and walls.

REAR GARDEN: A fantastic size garden with paved patio area to fore and lawn with fencing to borders.

GARAGE: 12'10 max, 8'0 min x 19'3 :Up and Over garage door, ceiling light and power points along with access to rear and hallway. *(please check the suitability of this garage for your own vehicle)*

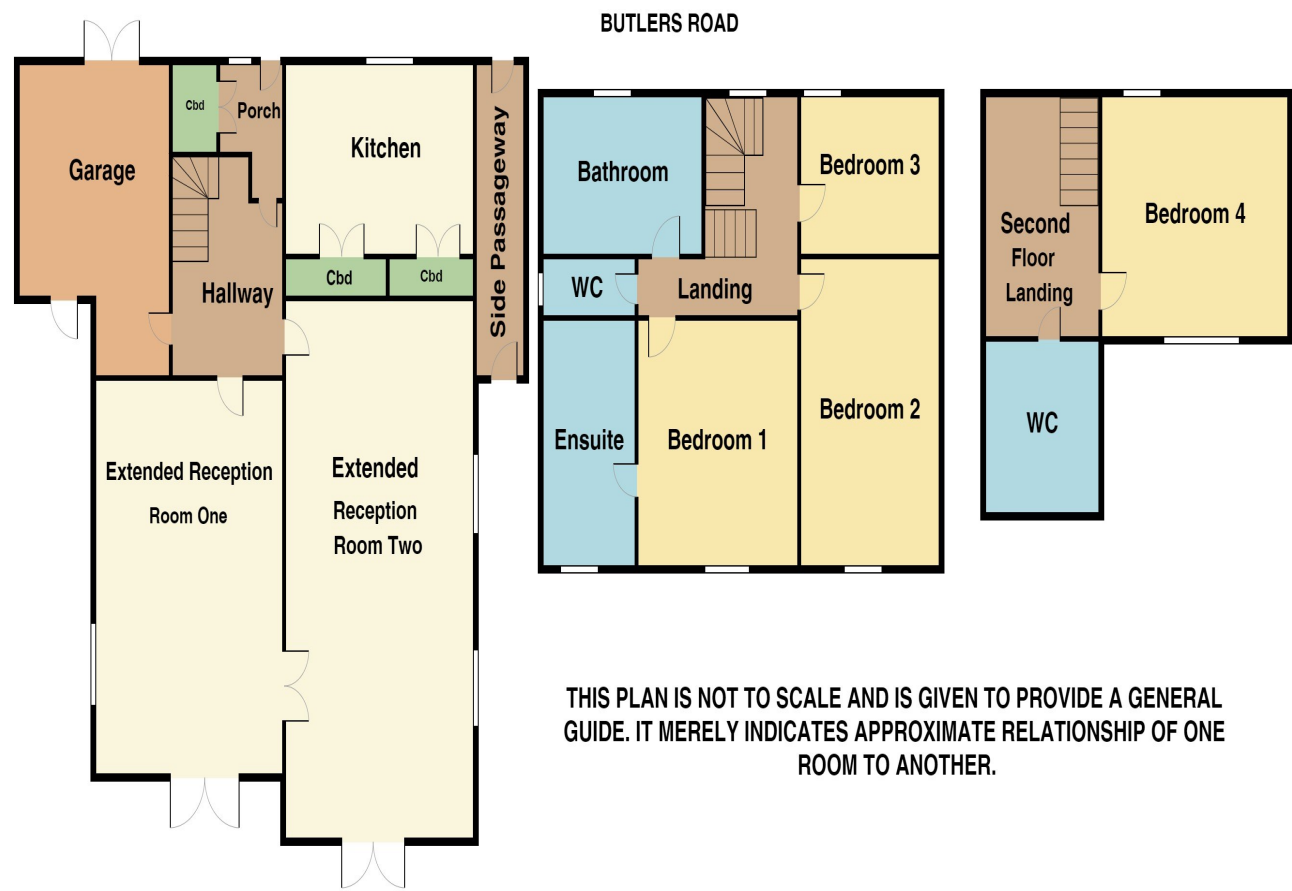
TENURE: We have been informed by the vendors that property is **Freehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	45 E	
21-38	F		
1-20	G		

BUTLERS LANE