

# ENGLANDS



17 Buttermere Drive  
Harborne, Birmingham, B32 3XH

£395,000





## PROPERTY DESCRIPTION

A greatly extended detached property occupying a good sized corner plot, set in a cul-de-sac location. Having the benefit of central heating and double glazing, porch, hall, lounge, dining room, sitting/family room, fitted kitchen, secondary hall, bedroom four/reception room, ground floor shower room, three first floor bedrooms plus shower room, gardens on three sides and detached rear garage with access driveway.

Buttermere Drive leads off Dunnigan Road which in turn leads off California Way. It is readily accessible to the Queen Elizabeth Medical Centre and Birmingham University as well as local shops on Northfield Road and transport services leading to excellent amenities in the Harborne High Street area also further comprehensive city centre, leisure, entertainment and shopping facilities. Local motorway connections to the M5 and M6 are also easily accessible.

It is set back from the main road behind a grass verge and service road with approach via a stone chip foregarden having flower border and inset steps. There is a separate driveway to the detached rear garage. The property has benefitted from side and rear extensions providing versatile accommodation which can only be fully appreciated by an internal inspection.



Tel: 01214271974



## PORCH

Having UPVC double glazed outer door and windows.  
Entrance door into:

## RECEPTION HALL

Having wooden style flooring, ceiling light point, radiator and stairs rising to first floor.

## LOUNGE

4.31m max x 3.92m excluding bay (14'1" max x 12'10" excluding bay )  
Having wooden style flooring, ceiling light point, UPVC double glazed bay window, two radiators, coving to ceiling and feature brick wall with fitted gas fire and marble-style hearth. Opening through to:

## DINING ROOM

3.31m max x 2.35m max (10'10" max x 7'8" max)  
Having wooden style flooring, coving to ceiling, ceiling light point and double glazed French doors opening to:

## SITTING/FAMILY ROOM

6.82m max x 2.39m max (22'4" max x 7'10" max)  
Having wooden style flooring, two ceiling light points, radiator, UPVC double glazed windows to side and rear, and double glazed French doors with side windows leading to garden.

## KITCHEN

3.27m max x 2.40m max (10'8" max x 7'10" max )  
Having tile effect vinyl flooring, a range of wall and base units with worktops over, 1 1/2 bowl sink drainer with mixer tap over, partial tiling to walls, radiator, plumbing for washing machine, ceiling strip lighting, space for cooker, wall mounted extractor fan, further appliance space and understairs pantry/storage. Removable window pane to family room.

## SECONDARY HALL

Provides additional separate access from the road, having double glazed entrance door, ceiling light point and fitted storage cupboard.

## BEDROOM FOUR/RECEPTION ROOM FRONT

3.92m max x 3.16m max (12'10" max x 10'4" max)  
Having ceiling light point, radiator, coving to ceiling and UPVC double glazed window.

## GROUND FLOOR SHOWER ROOM

Having tiled flooring, ceiling light point, fully tiled shower cubicle with wall mounted electric shower, pedestal hand wash basin, low flush WC and UPVC double glazed obscured window.

## ON THE FIRST FLOOR

Stairs rising to first floor accommodation from reception hall.

## LANDING

Having ceiling light point, UPVC double glazed obscured window, airing cupboard housing "Vaillant" gas combi boiler and access hatch with ladder to the part boarded loft space.

## BEDROOM ONE FRONT

4.01m max x 2.81m max (13'1" max x 9'2" max)  
Having ceiling light point, radiator and two UPVC double glazed windows.

## BEDROOM TWO REAR

3.67m max x 2.78m max (12'0" max x 9'1" max)  
Having ceiling light point, radiator and UPVC double glazed window.

## BEDROOM THREE FRONT

2.69m max x 1.98m max (8'9" max x 6'5" max )  
Having fitted storage cupboard with high level storage cupboards, UPVC double glazed window, ceiling light point and radiator.

## SHOWER ROOM

Having vinyl flooring, ceiling light point, low flush WC, pedestal hand wash basin, shower cubicle with wall mounted drench shower head and telescopic shower head, radiator and UPVC obscured double glazed window. Panelling and tiling to walls.

## OUTSIDE

An attractive well stocked garden spanning around the rear and side of the property, having a range of flower borders, evergreen bushes and trees, circular lawn, paved patio area with pergola, and both walling and fencing to the boundaries. Includes side entry with metal access gate.

## DETACHED GARAGE

Being detached and having access door to the garden, power and lighting points, and double doors to driveway.

## ADDITIONAL INFORMATION

Tenure: Freehold  
Council Tax Band: D



# ENGLANDS





# ENGLANDS





# ENGLANDS

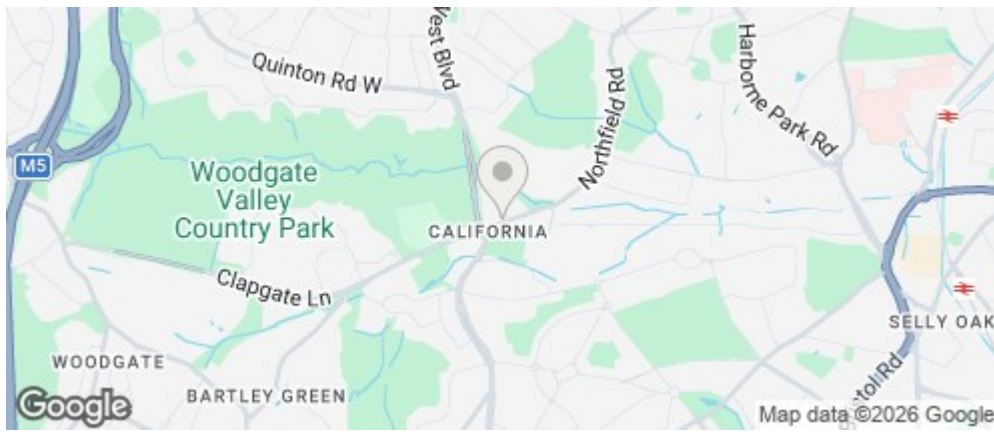




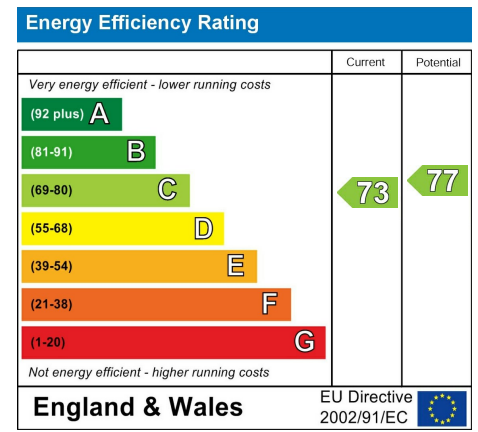
# ENGLANDS



## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



### DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

### Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.