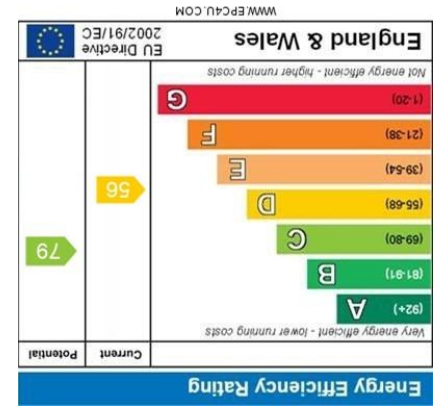


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- SEMI DETACHED PROPERTY
- FOUR BEDROOMS
- DRIVEWAY FOR TWO CARS
- DOUBLE GARAGE
- THROUGH LOUNGE
- CONSERVATORY

Booths Farm Road, Great Barr, Birmingham, B42 2NN

£280,000

Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

Nestled in a desirable area, this charming four bedroom semi-detached property is now available for sale, offering a wonderful opportunity for families or couples looking for a comfortable home. Boasting good condition throughout, this residence features four bedrooms, ideal for accommodating a growing family or hosting guests.

The property comprises a spacious reception room with large windows that flood the space with natural light, creating a warm and inviting atmosphere. The modern kitchen, complete with top-of-the-line appliances and a designated dining space, perfect for entertaining.

Upstairs, you will find two double bedrooms, both equipped with built-in wardrobes, providing ample storage space. Additionally, there are two single bedrooms, one with a convenient storage cupboard. The downstairs bathroom includes a free-standing shower, catering to the needs of a busy household.

Unique features of this property include a driveway for two cars, a garage with space for two cars, a conservatory, and an upstairs W/C. Situated in a location with easy access to public transport links, nearby schools, and local amenities, this home offers both convenience and comfort. Don't miss out on the opportunity to make this delightful property your own.

PORCH Having UPVC door.

HALLWAY Ceiling light point, window, radiator, stairs leading to first floor, storage cupboard and under stairs storage.

THROUGH LOUNGE 22' max x 10' (6.71m x 3.05m) Two ceiling light points, two radiators, bay window to front, window to rear conservatory.

KITCHEN 13' 4" x 9' 4" (4.06m x 2.84m) Having been extended, wall and base units, free-standing cooker, extractor fan, space for washing machine and drier, boiler which is 2 years old, ceiling light point, radiator and window to rear, tiled patio door to conservatory.

CONSERVATORY 11' 7" x 8' 7" (3.53m x 2.62m) Patio doors to rear garden and radiator.

OUTSIDE Having lawn, steps up to grass area where there is a double garage at the rear of the property which is accessed via an access road.

DOWNSTAIRS BATHROOM Having spotlights, bath tub, free-standing shower, toilet, sink, radiator and window to side.

FIRST FLOOR LANDING Having window to side of the property and ceiling light point.

BEDROOM ONE 13' max x 8' (3.96m x 2.44m) Ceiling light point, radiator, bay window to front.

BEDROOM TWO 13' max x 8' (3.96m x 2.44m) Ceiling light point, radiator, window to rear.

BEDROOM THREE 8' x 6' (2.44m x 1.83m) Ceiling light point, window to rear, radiator.

BEDROOM FOUR 6' 8" x 5' 11" (2.03m x 1.8m) Ceiling light point, radiator, bay window to front, storage cupboard under staircase.

WC Ceiling light point, radiator, toilet, sink and window to the side.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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