



**Booths Lane, Birmingham, B42 2RD**

**welcome to**

## **Booths Lane, Birmingham**

\*\*\*MODERN DETACHED\*\*\*DOUBLE FRONTED\*\*\*FOUR BEDROOMS\*\*\*LOUNGE\*\*\*DINING ROOM\*\*\*BATHROOM\*\*\*MASTER ENSUITE\*\*\*GARAGE\*\*\*DOUBLE GLAZING\*\*\*CENTRAL HEATING\*\*\*DRIVEWAY\*\*\*DETACHED GARAGE\*\*\*BACKS ONTO THE QUESLETT NATURE RESERVE\*\*\*

### **Agent Note**

Council Tax D

### **Entrance Hall**

Stairs to the first floor, understair store cupboard, ceiling light point, radiator, doors to;

### **Downstairs Bathroom**

Low Level WC, Ceiling light point, Radiator, Wash hand basin

### **Lounge**

15' 9" into bay x 9' 8" ( 4.80m into bay x 2.95m )  
Double glazing bay window to the front, radiator, ceiling light point, Electric fire and fireplace

### **Dining Room**

12' 2" into bay x 8' 5" ( 3.71m into bay x 2.57m )  
Double Glazing bay to front, Radiator, Ceiling light point

### **Kitchen**

25' 5" x 10' 1" ( 7.75m x 3.07m )  
Two Double glazed windows to the rear, radiator, French doors to rear, two ceiling light points, Wall and base units with roll top worksurfaces, stainless steel sink and drainer, Gas hob, oven and Extractor fan, Plumbing for dish washer

### **Utility Room**

Base units and roll top, Plumbing for washing machine, Ceiling light point, wall mounted boiler





### **Bedroom One**

16' 8" x 9' 10" ( 5.08m x 3.00m )

Two double glazed windows to the front, Built in wardrobe, Ceiling light point, Radiator

### **Ensuite**

Double glazing to front, Radiator, Shower, Low level WC, Ceiling light point

### **Bedroom Two**

11' 11" x 8' 10" ( 3.63m x 2.69m )

Double glazed window to the rear, Radiator, Ceiling light point

### **Bedroom Three**

10' 10" x 8' 2" ( 3.30m x 2.49m )

Double glazed window to the rear, Radiator, Ceiling light point

### **Bedroom Four**

8' 9" x 7' 9" ( 2.67m x 2.36m )

Double glazed window to the rear, Radiator, Ceiling light point

### **Bathroom**

Double glazed window to the side, Bath and electric shower over bath, Wash hand basin

### **Rear Garden**

Mainly laid to lawn with fence borders, patio area, gate to front.

### **Garage**

Up and over door, ceiling light point, power points.



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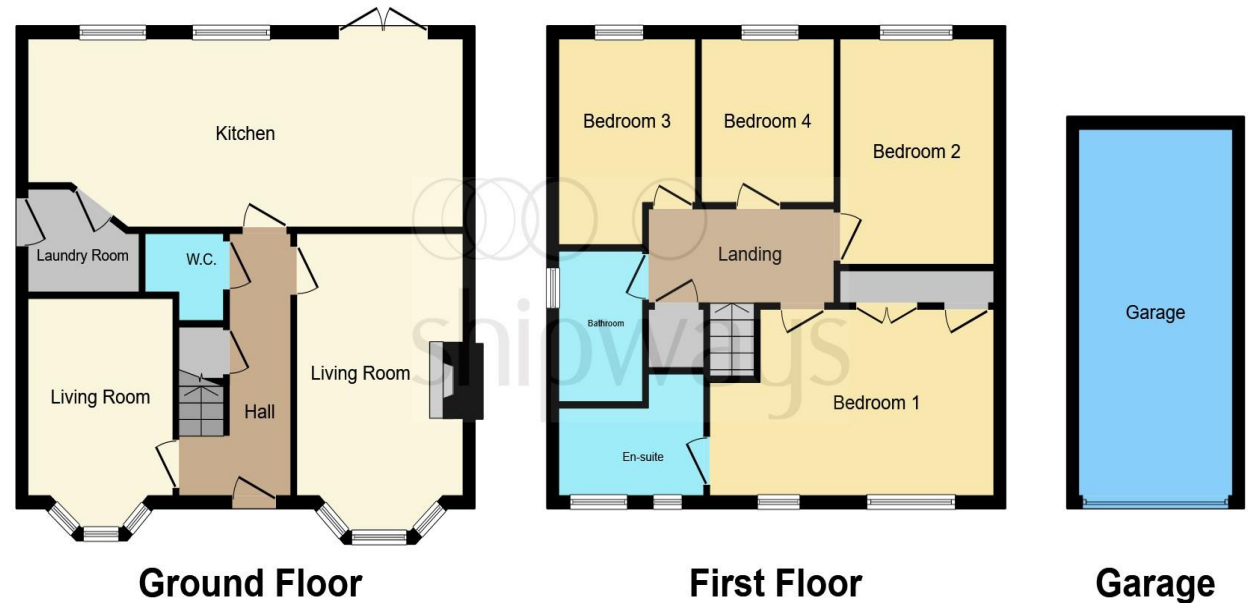
welcome to

## Booths Lane, Birmingham

- MODERN DETACHED
- FOUR BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN/DINER

Tenure: Freehold EPC Rating: Awaited

**£475,000**



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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