



**Booths Farm Road, Birmingham B42 2NY**

**welcome to**

## **Booths Farm Road, Birmingham**

A three bedroom detached property in a sought after location in Perry Beeches, Great Barr offering potential for improvement and extension (STPP).

### **Agent Note**

This property is council tax band C.

### **Porch**

Double glazed door to front and double glazed windows.

### **Entrance Hall**

Single glazed windows, single glazed door to front, understairs storage cupboard and stairs to first floor accommodation.

### **Guest W.C**

#### **Lounge**

13' 11" to doors x 9' 10" ( 4.24m to doors x 3.00m )  
Double glazed doors to rear garden.

### **Reception Room**

12' 8" x 10' 8" ( 3.86m x 3.25m )  
Double glazed window to front.

### **Kitchen**

9' 5" x 7' 9" ( 2.87m x 2.36m )  
Wall and base units with integrated fridge, freezer and washing machine and white composite sink..  
Double glazed window to side and double glazed door to rear.

### **Breakfast Room**

7' 9" x 6' 1" ( 2.36m x 1.85m )  
Double glazed window to rear.

### **Landing**

Loft access and double glazed window to side.

### **Bedroom One**

12' 2" plus recess x 10' 5" ( 3.71m plus recess x 3.17m )  
Double glazed window to rear.

### **Bedroom Two**

9' 4" plus recess x 10' 5" ( 2.84m plus recess x 3.17m )  
Double glazed window to front.

### **Bedroom Three**

6' 8" x 5' 8" ( 2.03m x 1.73m )  
Double glazed window to front.

### **Bathroom**

Bath with shower over, pedestal sink, w.c and double glazed window to rear.





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## Booths Farm Road, Birmingham

- DETACHED PROPERTY
- BLOCKED PAVED DRIVE WITH MULTI CAR PARKING
- TWO RECEPTION ROOMS
- BREAKFAST ROOM
- POTENTIAL TO EXTEND STPP

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£375,000**



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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