



Yew Tree Cottages, Booths Lane, Great Barr  
Birmingham, B42 2JT

Guide Price £300,000



**BEING SOLD THROUGH ON LINE AUCTION - Buy it now option available – BUYERS FEE APPLIES**

**Starting Bids from: £300,000**

Paul Carr bring to the market a truly one of opportunity to purchase these unique Grade II listed properties which require modernisation and feature an eye catching large garden that could potentially be used as a further building plot (subject to planning permission).

The existing dwelling currently consists of three cottages requiring modernisation subject to necessary consent.

The cottages offer a good potential to redevelop for either resale or for an investment rental properties.

**Cottage 1** - Consists of a lounge with kitchen off and stairs leading to the first floor which has bedroom and bathroom.

**Cottage 2** - Accessed from the rear of the building consisting of a kitchen area with feature fireplace, good sized lounge with fireplace housing a log burner, off the kitchen area are stairs which lead down to a utility area and also stairs leading to the first floor which has two good sized bedrooms.

**Cottage 3** – Currently accessed from Cottage 2 but could be accessed from the door leading into the lounge. The cottage consists of a kitchen with stairs up to the generous lounge with doorway to the walled garden and having a feature open fireplace, off the lounge are stairs leading to the large bathroom having bath, W.C and wash hand basin with vanity unit and then further stairs lead to the generous bedroom.

To the outside is a gated driveway leading to a garage and store and generous gardens to both the front, side and rear, the property needs to be viewed to fully appreciate the property and potential on offer along with the further development opportunities.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Bands are **322 – B 324b - A 324 - B** payable to Birmingham City Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via [Greatbarr@paulcarrestateagents.co.uk](mailto:Greatbarr@paulcarrestateagents.co.uk)



Google

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### *Cottage One*

Lounge 14' 1" x 14' 8" (4.3m x 4.46m)

Kitchen 8' 6" x 12' 2" (2.6m x 3.7m)

Bedroom 14' 1" x 11' 2" (4.3m x 3.4m)

Bathroom 8' 10" x 10' 6" (2.7m x 3.2m)

Cottage Two - Porch 8' 2" x 3' 11" (2.5m x 1.2m)

### *Cottage Two*

Kitchen 11' 2" x 12' 10" (3.4m x 3.9m)

Lounge 13' 1" x 12' 2" (4m x 3.7m)

Bedroom One 11' 2" x 9' 6" (3.4m x 2.9m)

Bedroom Two 13' 1" x 12' 2" (4m x 3.7m)

Inner Hallway 8' 10" x 8' 10" (2.7m x 2.7m)

### *Cottage Three*

Lounge 14' 1" x 15' 1" (4.3m x 4.6m)

Kitchen 11' 6" x 7' 10" (3.5m x 2.4m)

Bathroom 15' 1" x 7' 7" (4.6m x 2.3m)

Bedroom 15' 5" x 15' 1" (4.7m x 4.6m)

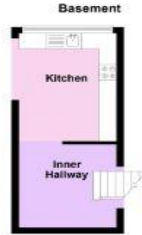
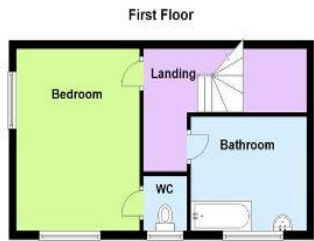
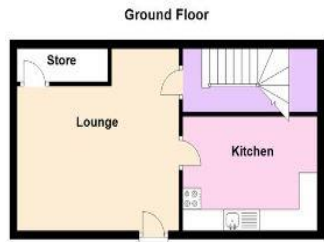






# Floor Plan

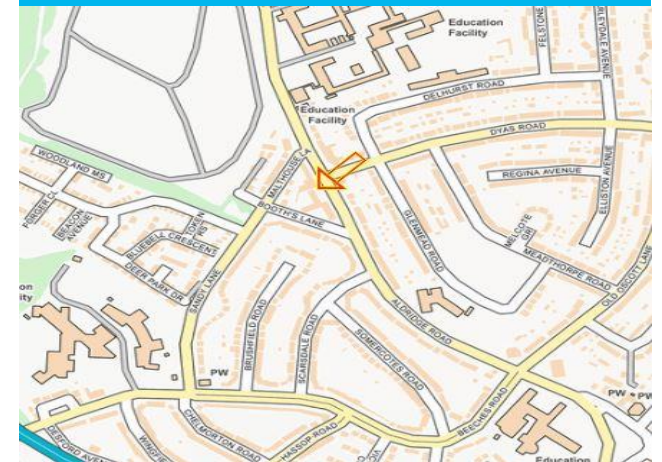
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

NOT REQUIRED AS A LISTED BUILDING

## Map Location











### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 2nd February 2024