



Booths Lane, Great Barr
Birmingham, B42 2QY

Offers Over £190,000

Great Barr

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Booths Lane is an extended two bedroom semi-detached property situated off the Queslett Road close to all local amenities, popular schools and transport links.

The property is approached via a shared driveway requiring some refurbishment and providing owners with off road parking.

The property is flanked by a side lawn and leads up to a secure entrance porch, upon entry internally the home opens into a lengthy kitchen which features a laminate flooring and provides a range of base cabinets with integrated hob and oven with overhead extraction, sink and side drainer and red metro tiles to splash prone areas. A door at the rear leads into a useful extended utility room with patio door out into the garden.

Travelling through from the kitchen are two further reception rooms a spacious dining room with rear aspect and stairs up to the first floor and a front reception room with a bay window allowing good natural light.

Onto the first floor there are two well proportioned double bedrooms front and rear facing with bedroom two benefitting from a small fitted wardrobe. Lastly there is an impressive size bathroom with fully tiled walls, wash hand basin, W.C and bathtub with shower over and glazed shower screen.

Externally, the rear garden has a pebbled patio area with step up to a lawned garden and fencing to the perimeters.

This property would make an ideal first time or investment purchase with the added advantage of having no upward chain.





Property Specification

TWO BEDROOMS
TWO RECEPTION ROOMS
SEPERATE KITCHEN
EXTENDED UTILITY
DRIVEWAY

Porch

3' 3" x 6' 3" (1m x 1.9m)

Kitchen

15' 1" x 6' 3" (4.6m x 1.9m)

Utility

7' 7" x 6' 3" (2.3m x 1.9m)

Lounge

15' 1" x 9' 10" (4.6m x 3m)

Dining Room

13' 5" x 9' 10" (4.1m x 3m)

Bedroom One

10' 10" x 9' 10" (3.3m x 3m)

Bedroom Two

9' 10" x 9' 10" (3m x 3m)

Bathroom

15' 9" x 5' 3" (4.8m x 1.6m)

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: 10th April 2024

Viewer's Note:

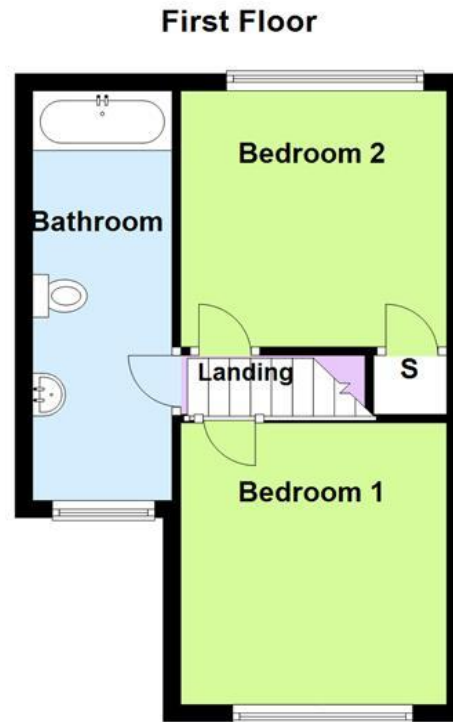
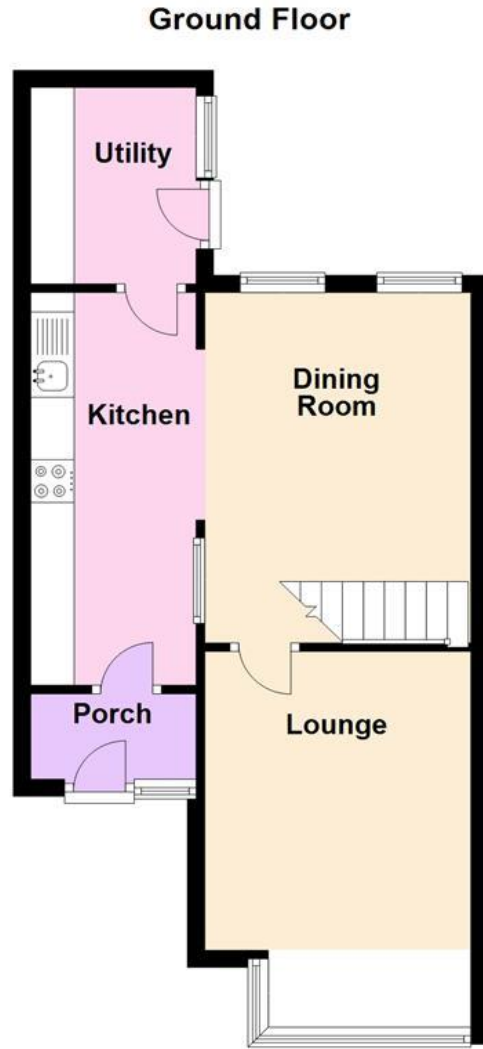
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location