



Booths Lane, Great Barr  
Birmingham, B42 2RD

**£425,000**

**Paul Carr Estate Agents are pleased to bring to the market this immaculately presented four bedroom modern detached family home located on the popular Fore Meadows new build development in Great Barr.**

Accessed conveniently upon entry to the estate and within close proximity of bus links to the City Centre, local shops, schools, leisure facilities and amenities and gives access to M6 Motorway links.

The property has the benefit of a garage and a private driveway with a low maintenance front garden area.

Once entered this home comprises a spacious hallway with a guest W.C and doors into all ground floor areas.

Leading straight down to the hallway you are met with the well sized rear lounge and patio doors leading into the well maintained attractive landscaped garden to be enjoyed through the seasons. The dining area is a good space to accommodate guests and family located opposite the kitchen. The fitted kitchen offers an array of wall base units with integrated appliances including double oven, microwave, gas ring hob, fridge/freezer and a wall mounted extractor hood, sink unit and drainer.

Off the kitchen is a useful utility space with a sink unit and drainer and further space for appliances.

Travelling onto the first floor you have four double bedrooms with the main principal bedroom benefitting from an en-suite.

The family shower room is of a modern style with a W.C, hand wash basin and shower unit.

**This key ready modern home is ideal for a family and is not to be missed for what is on offer.**

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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)



**Hallway**  
7' 3" x 6' 7" (2.2m x 2m)

**W.C**  
7' 3" x 2' 11" (2.2m x 0.9m)

**Lounge**  
10' 10" x 18' 1" (3.3m x 5.5m)

**Dining area**  
9' 6" x 10' 2" (2.9m x 3.1m)

**Kitchen**  
11' 10" x 9' 2" (3.6m x 2.8m)

**Utility room**  
5' 7" x 6' 7" (1.7m x 2m)

**Bedroom 1**  
13' 9" x 14' 1" (4.2m x 4.3m)

**Bedroom 2**  
14' 5" x 10' 2" (4.4m x 3.1m)

**Bedroom 3**  
10' 6" x 10' 6" (3.2m x 3.2m)

**Bedroom 4**  
12' 2" x 10' 6" (3.7m x 3.2m)

**Landing**  
9' 10" x 3' 3" (3m x 1m)

**Shower Room**  
8' 10" x 6' 7" (2.7m x 2m)

**En-suite**  
6' 7" x 7' 7" (2.0m x 2.3m)

**Garage**





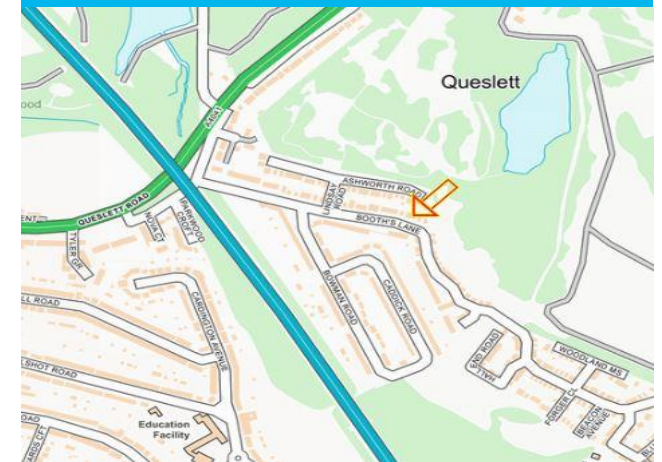
# Floor Plan

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



## Energy Performance Rating

## 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: