



Booths Lane, Great Barr
Birmingham, B42 2RD

Offers in Excess of £190,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to market this well-presented semi-detached property located on Booths Lane being ideally positioned for local shops, schools, public transport and road links. This property would make an ideal first time buy or an investment property.

The property is approached via the generously proportioned tandem paved driveway providing ample off road parking, property giving access to the side, and you are welcomed straight into the entrance hall with the lounge area off the left providing good living accommodation. You have further doors in the entrance hall radiating off to the extended fitted kitchen comprising a selection of wall and base units with worktop surfaces, inset sink with drainer, oven with a gas hob and extractor.

On the ground floor is also the bathroom fitted with a suite consisting of a panelled bath with shower over, hand wash basin and W.C.

To the first floor are the two double bedrooms with bedroom two having over stairs storage.

Externally the property benefits from having a new roof and a well-presented garden with decking space with maintained lawn area and fencing to the perimeter.

Viewing is highly recommended for what this property has to offer.





Property Specification

SEMI-DETACHED
TANDEM DRIVE
KITCHEN EXTENSION
NEW ROOF
TWO DOUBLE BEDROOMS

Hall
10' 6" x 5' 3" (3.2m x 1.6m)

Lounge
15' 3" x 9' 10" (4.66m x 3m)

Kitchen
11' 6" x 7' 3" (3.5m x 2.2m)

Bedroom 1
10' 10" x 9' 10" (3.3m x 3m)

Bedroom 2
10' 2" x 9' 10" (3.1m x 3m)

Bathroom
7' 7" x 4' 3" (2.3m x 1.29m)

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:

Viewer's Note:

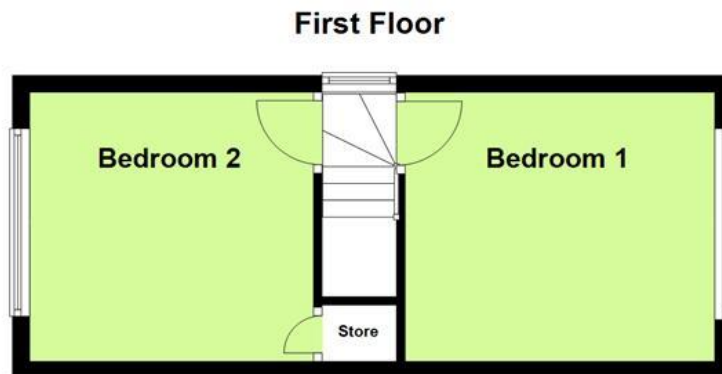
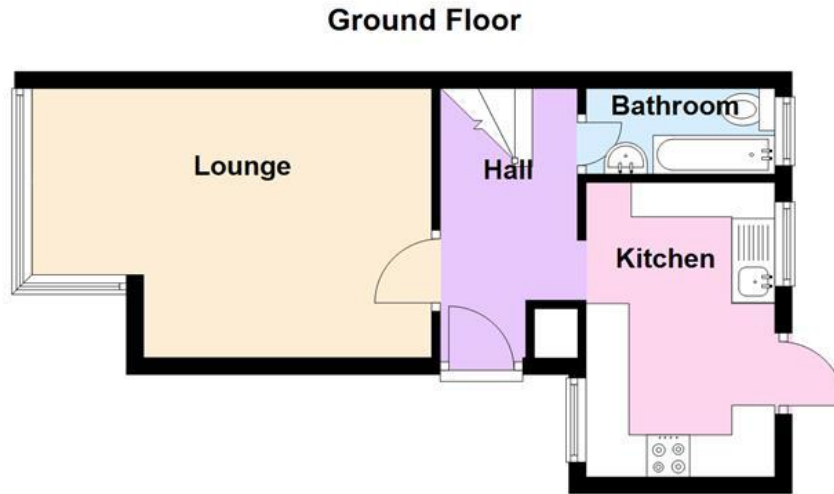
Services connected: mains electricity, gas, water and drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

