



148 Booths Lane, Great Barr  
Birmingham, B42 2RD

Offers in Excess of £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 aspect of a double frontage with the benefit of a detached garage to the side and a private driveway with a low maintenance front garden area.

Once entered this home comprises a spacious welcoming hallway with a guest W.C and doors into all ground floor areas. On the left of the hallway is the well sized front lounge comprising of a bay window. Further down the hall you have the second large lounge area consisting of a bay window and surround with inset gas fireplace. The kitchen/dining area is a good space running the full length of the property to accommodate multiple guests and family having patio doors leading into the well maintained secluded garden to be enjoyed through the seasons. The fitted kitchen offers an array of wall and base units with integrated appliances including an oven, gas ring hob and a wall mounted extractor hood, sink unit and drainer.

Out from 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 three double bedrooms and a good size fourth with the main principal bedroom benefitting from an en-suite. The family bathroom 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.**

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)



Hall 14' 10" x 6' 6" (4.53m x 1.98m)

Lounge 13' 1" x 8' 6" (3.99m x 2.58m)

W.C 4' 9" x 4' 2" (1.46m x 1.26m)

Lounge 16' 5" x 9' 7" (5m x 2.93m)

Laundry Room 7' 0" x 0' 0" (2.14m x 1.72m)

Kitchen/Dining Room  
10' 10" x 25' 5" (3.30m x 7.75m)

Landing 11' 2" x 5' 1" (3.4m x 1.56m)

Bedroom 1 16' 5" x 10' 6" (5m x 3.2m)

En-suite 7' 3" x 8' 6" (2.2m x 2.59m)

Bedroom 2 12' 9" x 8' 10" (3.88m x 2.69m)

Bedroom 3 10' 10" x 8' 3" (3.3m x 2.51m)

Bedroom 4 9' 6" x 7' 9" (2.89m x 2.37m)

Bathroom 8' 3" x 6' 4" (2.51m x 1.92m)

Garage 19' 2" x 9' 2" (5.85m x 2.79m)









## Floor Plan

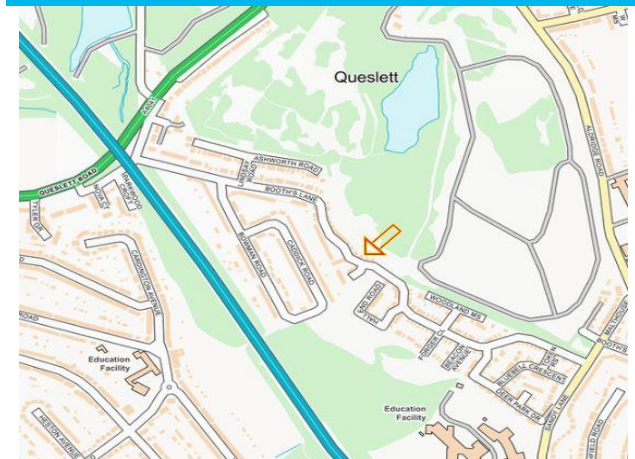
*This floor plan is not drawn to scale and is for illustration purposes only*



### Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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: