



Booths Lane, Great Barr  
Birmingham, B42 2JS

Guide Price £190,000

# Great Barr

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*Introducing a Unique and Versatile Two-Bedroom End-Terrace Home on Booths Lane, Great Barr, nestled in the heart of Great Barr, this thoughtfully modified end-terrace property offers an ideal blend of character and functionality, making it a perfect choice for families and professionals alike.*

With excellent access to local primary and secondary schools, shopping amenities, and convenient motorway links, the home boasts an enviable location.

**Property Highlights:**

- **Welcoming Approach:** The property is set back from the road with a tarmacked frontage (non-dropped curb), leading to the main entrance.
- **Front Lounge:** A bright and inviting sitting room featuring a bay window, offering a pleasant atmosphere. A door provides access to the staircase, while additional doors connect to the rest of the ground floor.

• **Converted Garage:** This versatile space is perfect for use as a home office, gym, or additional living area and includes a convenient downstairs shower room. (\* Please note no building control approval available)

• **Kitchen and Dining Area:** The modern kitchen is equipped with an array of stylish wall and base units, space for integrated appliances, and a breakfast bar that overlooks the rear garden—perfect for casual dining or entertaining.

**First Floor Features:**

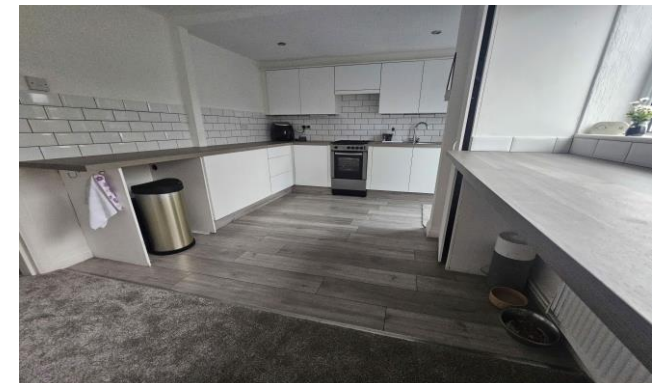
- **Spacious Bedrooms:** Two generously sized bedrooms, including a front principal bedroom with a contemporary en-suite shower room. With minor adjustments, the en-suite can be adapted into a shared shower room for added privacy.
- **Storage and Loft Access:** The landing leads to a storage area with a staircase to the loft, which offers exciting potential for conversion (subject to planning approval).

• **Outdoor Space:** The rear garden provides a manageable, slightly angled layout with a lawned area, fenced perimeters, and a storage facility—ideal for relaxing or outdoor activities. Please note this home has a long leasehold title of over 900 years with a minimal ground rent payable every six months.

**This Property is Being sold by Paul Carr Modern Auction.**

**Modern Auction** is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.





## Property Specification

SUPERIOR END TERRACE  
TWO BEDROOMS  
CONVERTED GARAGE  
TWO SHOWER ROOMS  
MODERN FIXTURES & FITTINGS



**Front Lounge**  
14' 5" x 12' 10" (4.4m x 3.9m)

**Kitchen**  
10' 6" x 15' 5" (3.2m x 4.7m)

**Converted Garage**  
19' 8" x 10' 6" (6m x 3.2m)

**Bedroom One**  
11' 10" x 9' 10" (3.6m x 3m)

**Ensuite**  
9' 2" x 6' 7" (2.8m x 2m)

**Bedroom Two**  
9' 10" x 10' 6" (3m x 3.2m)

### Agent's Note:

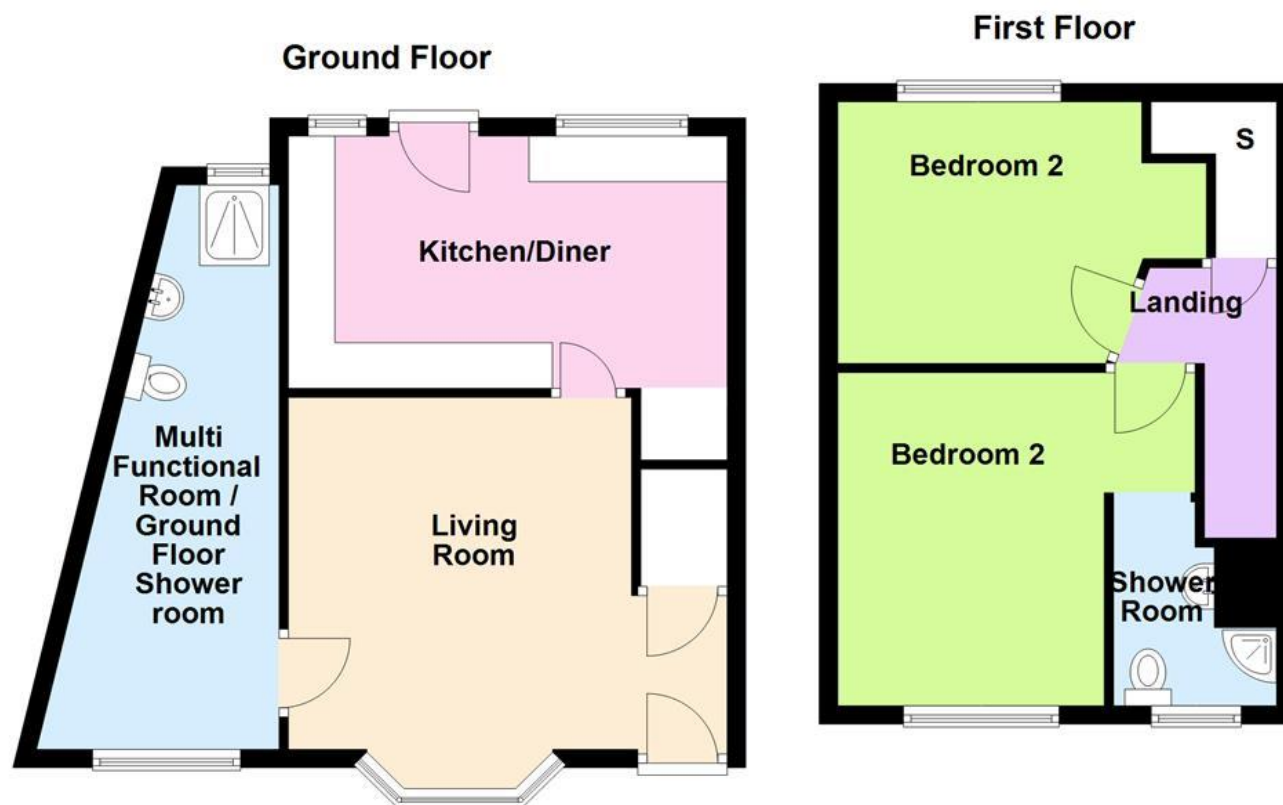
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: contact Agent

# Floor Plan

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



361 Booths Lane

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

