



Booths Farm Road, Great Barr  
Birmingham, B42 2NP

**£215,000**



# Great Barr

£215,000



*Paul Carr Estate Agents are delighted to bring to market this three bedroom semi-detached, chain free property located on Booths Farm Road in Great Barr.*

The property is within walking distance of local shops and good primary and secondary schools.

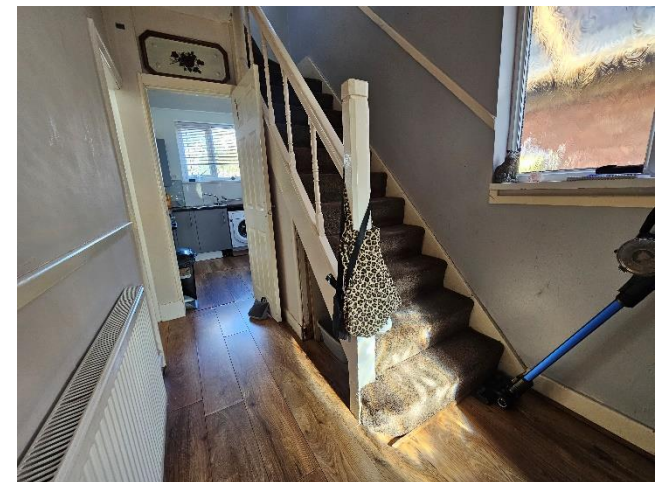
Approached via slabbed pathway with lawned front garden, there is access through a secure porch into a hallway.

There is a generous size through living room and dining area with patio doors leading to the rear garden, back through the hallway you enter the kitchen which is fitted with wall and base units and built-in appliances.

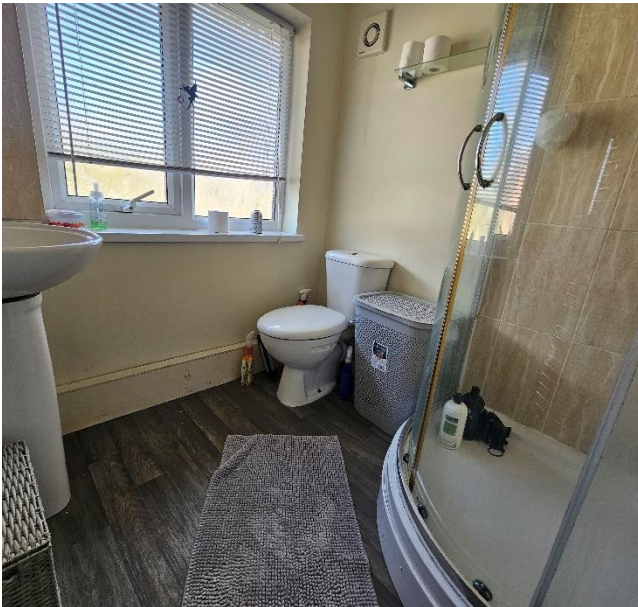
The first floor has two good sized bedrooms and a smaller third. The main bathroom comprises a corner shower unit, hand wash basin and W.C.

Externally, there is a large garden with slabbed patio area to the bottom as well as the top and the remainder is laid to lawn.

Viewing is highly recommended on this property that offers no upward chain.







## Property Specification

NO UPWARD CHAIN  
THREE BEDROOM  
SEMI DETACHED  
THROUGH LOUNGE / DINER  
GOOD SIZE REAR GARDEN

**Entrance Porch**  
6' 3" x 4' 7" (1.9m x 1.4m)

**Lounge/Diner**  
24' 11" x 9' 10" (7.6m x 3m)

**Kitchen**  
9' 2" x 7' 10" (2.8m x 2.4m)

**Bathroom**  
5' 11" x 5' 11" (1.8m x 1.8m)

**Bedroom 1**  
11' 6" x 9' 10" (3.5m x 3m)

**Bedroom 2**  
10' 6" x 9' 10" (3.2m x 3m)

**Bedroom 3**  
7' 7" x 5' 11" (2.3m x 1.8m)

### 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:

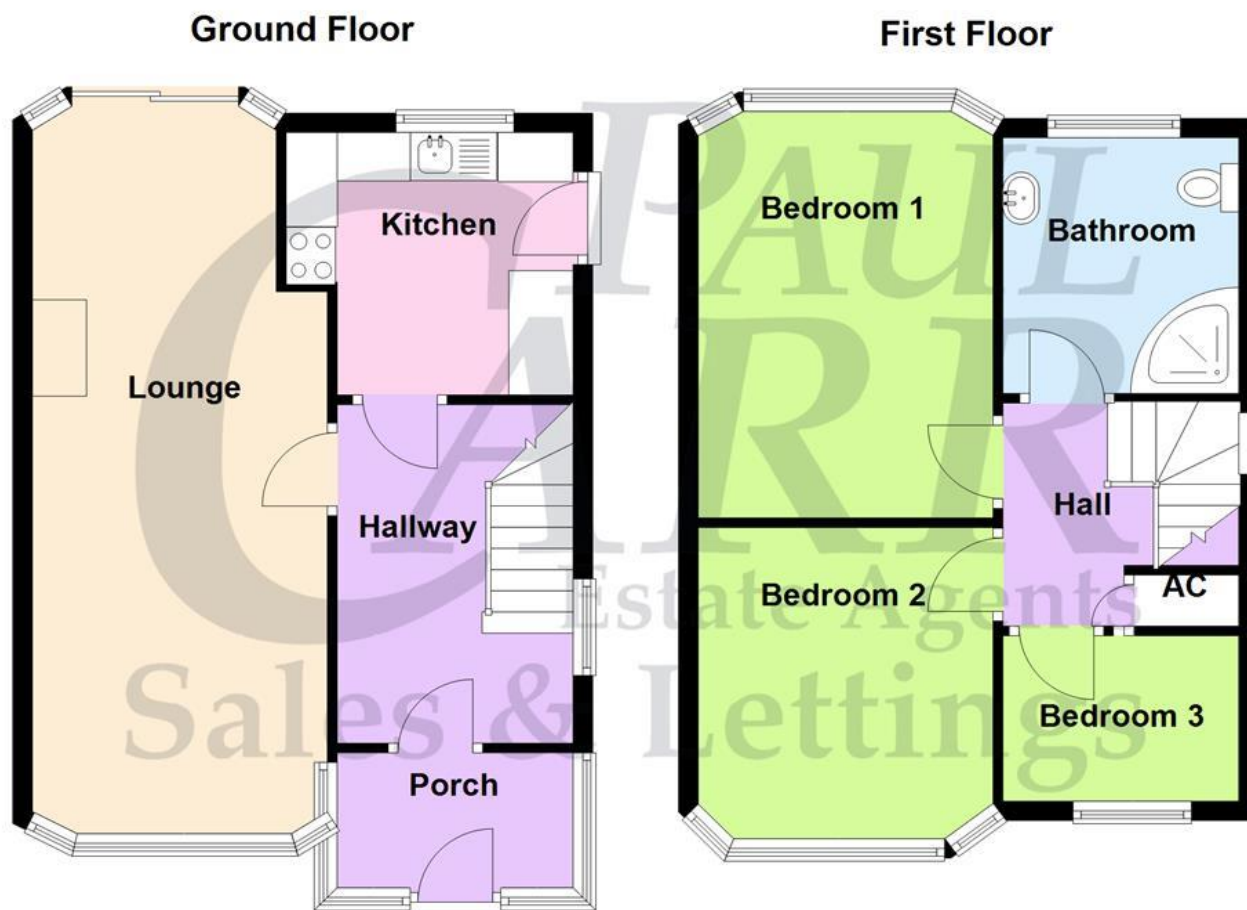
Services connected: mains electricity, gas, water and drainage

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		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

