

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- * DETACHED FAMILY HOME
- * FOUR BEDROOMS
- * TWO RECEPTION ROOMS
- * MODERN FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST W.C.
- * MODERN FAMILY SHOWER ROOM AND EN SUITE
- * OFF ROAD PARKING AND GARAGE
- * PRIVATE REAR GARDEN
- * HIGH SPEC THROUGHOUT



138 Booths Lane, Great Barr, B42 2RD - Offers in the region of £425,000

Acres are delighted to offer for sale this wonderful detached property that is ideally located close to amenities and local schooling. Benefiting from double glazing and gas central heating (where specified). The interiors include entrance hall, downstairs guest w.c., large well-presented family lounge with additional separate dining room, modern fitted kitchen with a comprehensive range of units and separate utility. To the first floor is the main bedroom with built in wardrobe & en-suite shower room, three further spacious double bedrooms and a modern family shower room with white suite. Outside is a fantastic landscaped garden offering; lawn with patio to fore and plenty of privacy and offering off-road parking to the front along with access to garage front. Hurry before you're too late!

Accessed from the fore via driveway offering off road parking, leading to;

HALLWAY: 8'3 max, 6'7 min x 21'11 : A light and airy hallway with stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 18'10 x 10'11 : A great size living area with radiator and double glazed double doors to rear.

DINING ROOM: 10'3 x 8'10 : A fantastic additional reception room currently used as diner, having radiator and double glazed window to front.

FITTED KITCHEN: 9'5 x 10'7 : A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, radiator and door into;

SEPARATE UTILITY: 6'8 x 5'7 : With eye level units, sink and drainer, space and plumbing for washing machine, space for tumble dryer and double glazed window and door to rear.

DOWNSTAIRS GUEST W.C: 2'11 x 6'5 : Close coupled W.C, wash hand basin and radiator.

LANDING: 3'1 x 10'2 : Doors into;

BEDROOM ONE: 13'11 max, 9'8 min x 13'1 max, 11'11 (wardrobe) A great size double bedroom with built in wardrobe system, double glazed window to front, radiator and door into;

ENSUITE: 7'6 max, 2'3 min x 6'8 max, 3'1 min : Walk in shower cubicle, wash hand basin set into vanity unit, close coupled W.C and radiator.

BEDROOM TWO: 10'2 x 13'7 : A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 10'5 x 11'6 : A further double bedroom, double glazed window to rear and radiator.

BEDROOM FOUR: 10'5 x 9'8 max, 8'0 min : A final good sized bedroom, double glazed window to rear and radiator.

SHOWER ROOM: 6'6 max, 3'0 min x 8'0 max, 5'6 min : A modern fitted suite with stand alone shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A stunning landscaped rear garden with paved patio area to fore along with further patio area to far rear and lawn with fencing to borders.

GARAGE: *(please check the suitability of this garage for your own vehicle)*

TENURE: We have been informed by the vendors that property is **Freehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: D.

VIEWING: Recommended via Acres on 0121 358 6222.

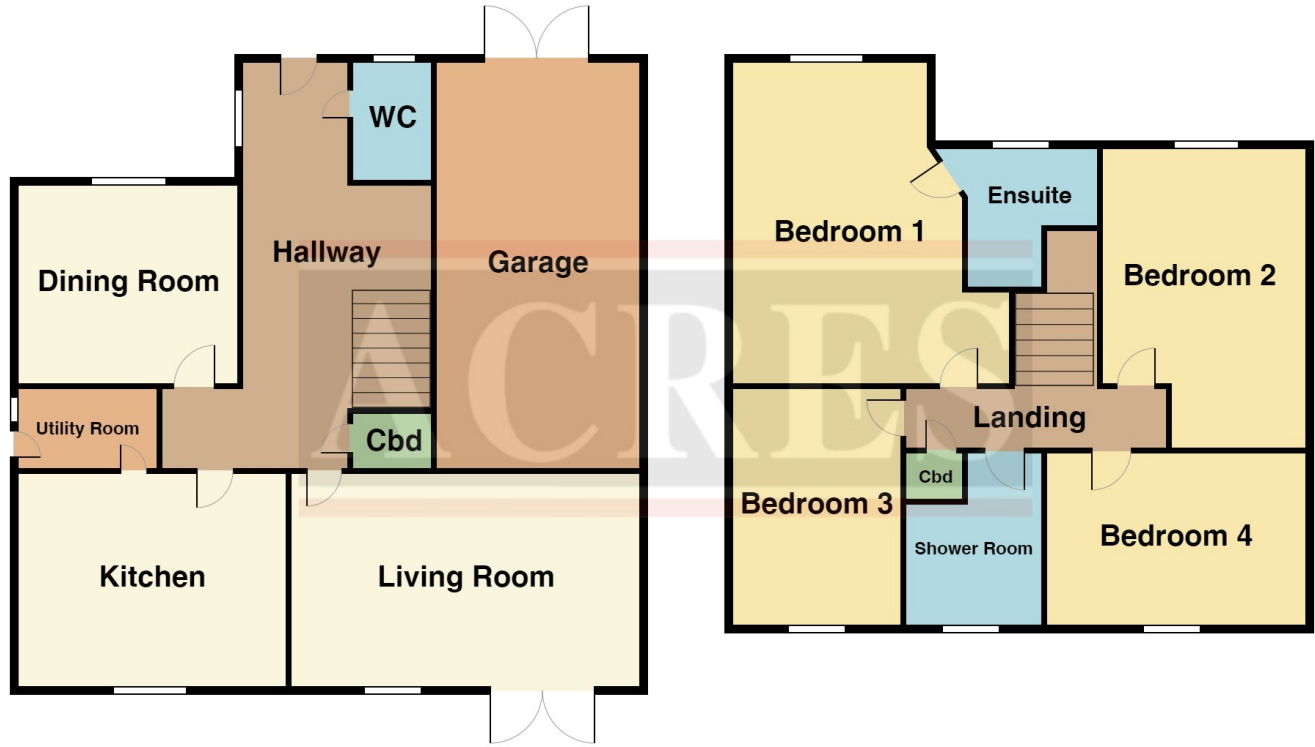


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

BOOTHS LANE



EPC TO BE INSERTED HERE

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

BOOTHS LANE, GREAT BARR, B42 2RD