

ACRES

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



- * EXTENDED SEMI DETACHED FAMILY HOME
- * THREE DOUBLE BEDROOMS
- * SPACIOUS LOUNGE / DINER
- * EXTENDED FITTED KITCHEN
- * LARGE SUNROOM
- * DOWNSTAIRS GUEST W.C.
- * FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * PRIME LOCATION
- * GREAT POTENTIAL
- * NO UPWARD CHAIN



87 Booths Lane, Great Barr, Birmingham, B42 2RG - Offers in excess of £210,000

Acres are honored to offer for sale this extended semi detached property set in a prime location for public transport and local schooling. Benefiting from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, welcoming entrance hall, lovely family lounge open plan with dining area leading into spacious conservatory and extended fitted kitchen along with downstairs guest W.C.. To the first floor are two fantastic double bedrooms and fitted bathroom with white suite. To the second floor is a further landing space leading into large third and final double bedroom. Outside fore garden allowing off road parking and to the rear is a large garden with lawn, patio and planted beds along with communal rear access. This property offers a perfect chance for someone to drop there furniture in and turn into their own! NO UPWARD CHAIN!

Accessed via driveway allowing off road parking to front along with door leading into;

PORCH: 6'8 x 3'8: Glazed windows and door with door into;

HALLWAY: 11'5 / 5'9max x 2'10min: Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 22'8 / 11'6max x 8'10min: A great size through living / dining area with fire surround and fire, radiator, double glazed window to front and double doors into;

SUN ROOM: 17'11 x 7'9: A great additional space with double glazed windows and doors to rear along with door into Kitchen and door into;

DOWNSTAIRS GUEST W.C.: 4'7 x 4'2: A close couple W.C. and wash hand basin.

EXTENDED FITTED KITCHEN: 13'10max x 4'5min / 12'11max x 6'3min: Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space and plumbing for oven, gas hob, tiling to splashback, space and plumbing for washing machine, fridge freezer and tumble dryer, radiator and door leading to front.

LANDING: 16'5 / 5'8max x 2'8min: Double glazed opaque window to side and front, doors into;

BEDROOM TWO: 11'4max x 10'6min / 9'9: A great size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 11'9max x 9'3min / 11'5max x 9'5(wardrobe): A further good size double bedroom with double glazed window to rear, built in wardrobe and radiator.

BATHROOM: 8'0 x 5'4: Fitted suite with panelled bath with shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear and side.

SECOND FLOOR LANDING: 6'6 x 4'6: A light and airy landing, wall mounted boiler, double glazed window to rear and door into;

BEDROOM ONE: 14'1max x 10'8(wardrobe) / 12'1: A great sized double bedroom, double glazed window to rear, built in wardrobes and cupboard space along with radiator.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

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: B.

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, Great Barr B42 2RG



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

87 Booths Lane, Great Barr, Birmingham, B42 2RG.