PAUL CARR Estate Agents
Sales & Lettings

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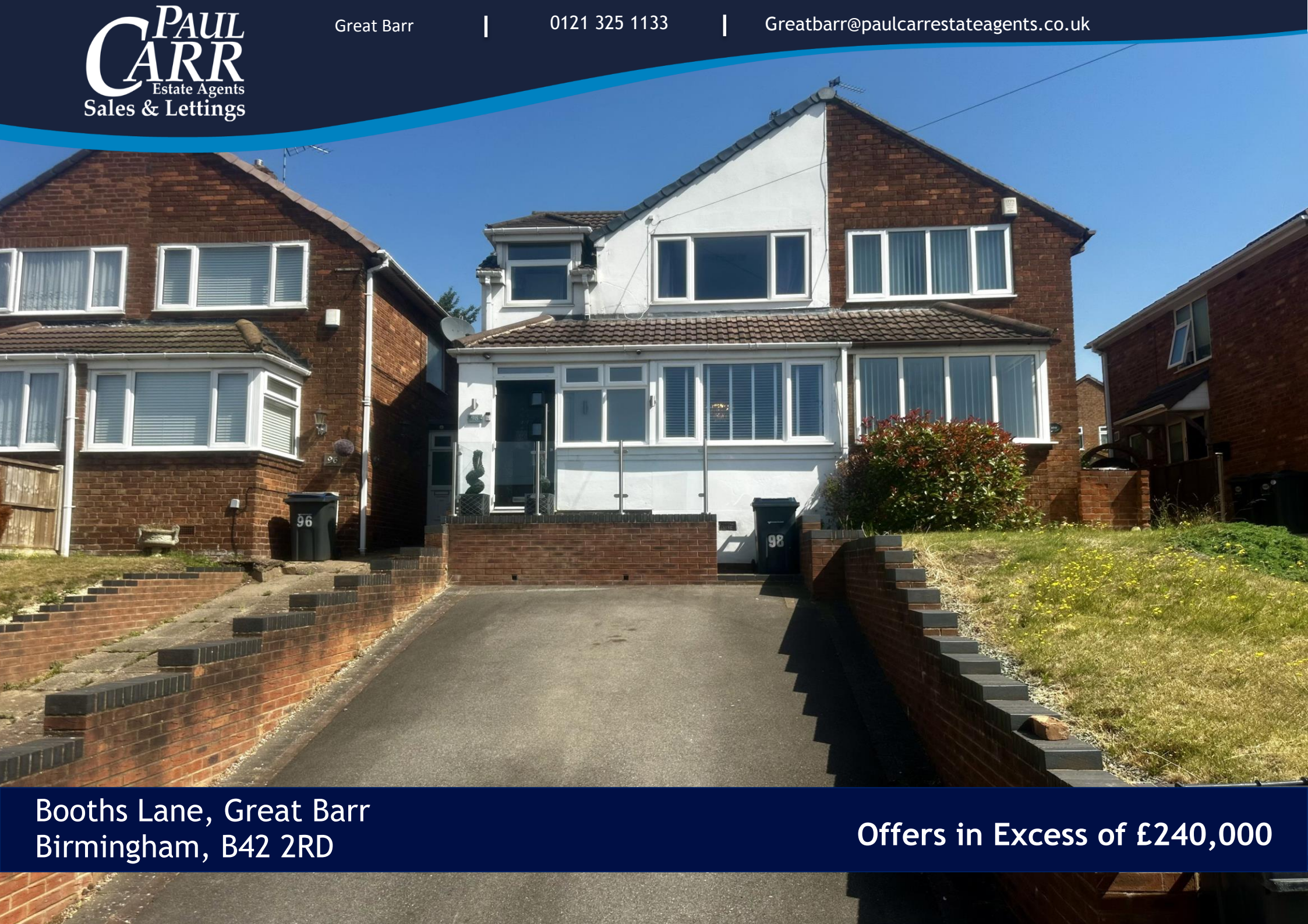

Booths Lane, Great Barr
Birmingham, B42 2RD

Offers in Excess of £240,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to the market this beautifully presented and tastefully modernised three-bedroom semi-detached home.

Ideally situated close to an excellent range of local amenities, well-regarded schools for all ages, public transport links and convenient motorway access.

This superb property is perfectly suited to first-time buyers, downsizers and investors alike. The property is approached via a private driveway providing off-road parking, leading to an enclosed entrance porch.

Upon entering, you are welcomed into a spacious and stylish lounge, beautifully enhanced by a contemporary feature panelled wall, creating an inviting space for relaxing and entertaining. Stairs rise to the first-floor accommodation. To the rear of the property is a stunning contemporary kitchen, thoughtfully designed with an excellent range of wall, base and full-height storage units, complemented by generous work surfaces and a breakfast bar ideal for casual dining. Integrated appliances include an electric oven, induction hob with feature extractor hood, space for dishwasher and washer/dryer, a stainless steel sink with drainer and mixer tap completes this impressive space. A door provides direct access to the rear garden.

The first floor offers two well-proportioned double bedrooms together with a versatile third bedroom, currently utilised as a dressing room but equally suited as a nursery, child's bedroom or home office.

Externally, the enclosed rear garden has been designed for ease of maintenance, featuring artificial lawn and a decked seating area, creating the perfect setting for outdoor dining and entertaining during the warmer months.

Early viewing is highly recommended to fully appreciate the quality of accommodation and excellent location this fantastic home has to offer.

Property Specification

BEAUTIFULLY PRESENTED THROUGHOUT
STYLISH MODERN KITCHEN
SPACIOUS LOUNGE WITH FEATURE PANELLED WALL
LOW MAINTENANCE REAR GARDEN WITH DECKING
DRIVEWAY PROVIDING OFF ROAD PARKING

Entrance Porch
2' 11" x 7' 7" (0.89m x 2.31m)

Lounge
16' 5" x 15' 5" (5.00m x 4.70m)

Kitchen
12' 0" x 15' 5" (3.65m x 4.70m)

Bedroom One
10' 5" x 9' 10" (3.17m x 2.99m)

Bedroom Two
10' 6" x 9' 10" (3.20m x 2.99m)

Bedroom Three
9' 6" x 4' 8" (2.89m x 1.42m)

Bathroom
9' 6" x 4' 7" (2.89m x 1.40m)

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: 26th June 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: mains electricity, gas 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

Map Location

OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman