



Booths Lane, Great Barr
Birmingham, B42 2AA

Offers in Excess of £400,000

Great Barr

Offers in Excess of £400,000



Situated on the sought-after Four Meadows Estate in Great Barr, this exceptional four-bedroom extended detached family home offers stylish, versatile living, perfect for growing families.

Ideally positioned close to excellent schools, transport links, local amenities and green spaces, the home immediately impresses with kerb appeal and a tandem driveway providing ample off-road parking.

Step inside to a bright entrance hall leading to a modern kitchen diner, filled with natural light and ideal for family meals or entertaining.

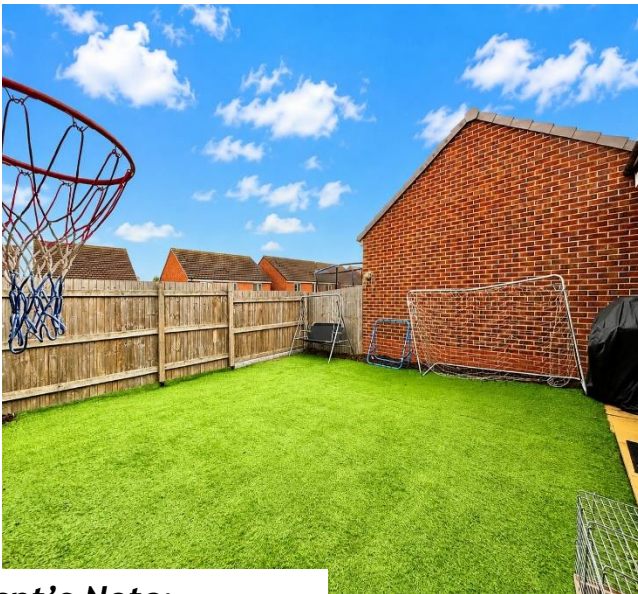
Benefiting from under-stairs storage and a guest WC. To the rear, a cosy lounge connects seamlessly to the true showpiece: an extended family room with two Velux skylights, creating a bright, flexible space, perfect as a second sitting room playroom or home office, with the option to section off if desired.

Upstairs, four well-proportioned bedrooms include a generous principal room with fitted wardrobes and sleek en-suite, a further two spacious double bedrooms and a third bedroom completing the four well sized bedrooms on the first floor, serviced by a contemporary family bathroom. Outside, the private rear garden is well-maintained, easy to manage and secured to the perimeter with a recessed garage currently used as store space.

Overall, the garden is a good space for children, summer entertaining or relaxing throughout the seasons.

With its unique extended living space and modern finish, this outstanding home represents an excellent opportunity, early viewing highly recommended.





Property Specification

EXTENDED FOUR BEDROOM DETACHED
KEY READY INTERIOR
SPACIOUS LOUNGE
FAMILY ROOM/STUDY EXTENSION
MODERN KITCHEN/DINER & BATHROOMS

Hallway 18' 8" x 6' 3" (5.7m x 1.9m)

Guest W.C 6' 7" x 3' 7" (2m x 1.1m)

Kitchen/Diner 14' 9" x 11' 10" (4.5m x 3.6m)

Lounge 14' 5" x 18' 8" (4.4m x 5.7m)

Store Room 5' 7" x 3' 11" (1.7m x 1.2m)

Family Room/Study
10' 4" x 15' 9" (3.15m x 4.8m)

Landing 14' 9" x 7' 7" (4.5m x 2.3m)

Bedroom One 14' 5" x 10' 10" (4.4m x 3.3m)

Master En-Suite 6' 7" x 3' 11" (2m x 1.2m)

Bedroom Two 12' 6" x 9' 10" (3.8m x 3m)

Bedroom Three 11' 6" x 8' 6" (3.5m x 2.6m)

Bedroom Four 9' 10" x 7' 7" (3m x 2.3m)

Family Bathroom 5' 7" x 6' 7" (1.7m x 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:

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:

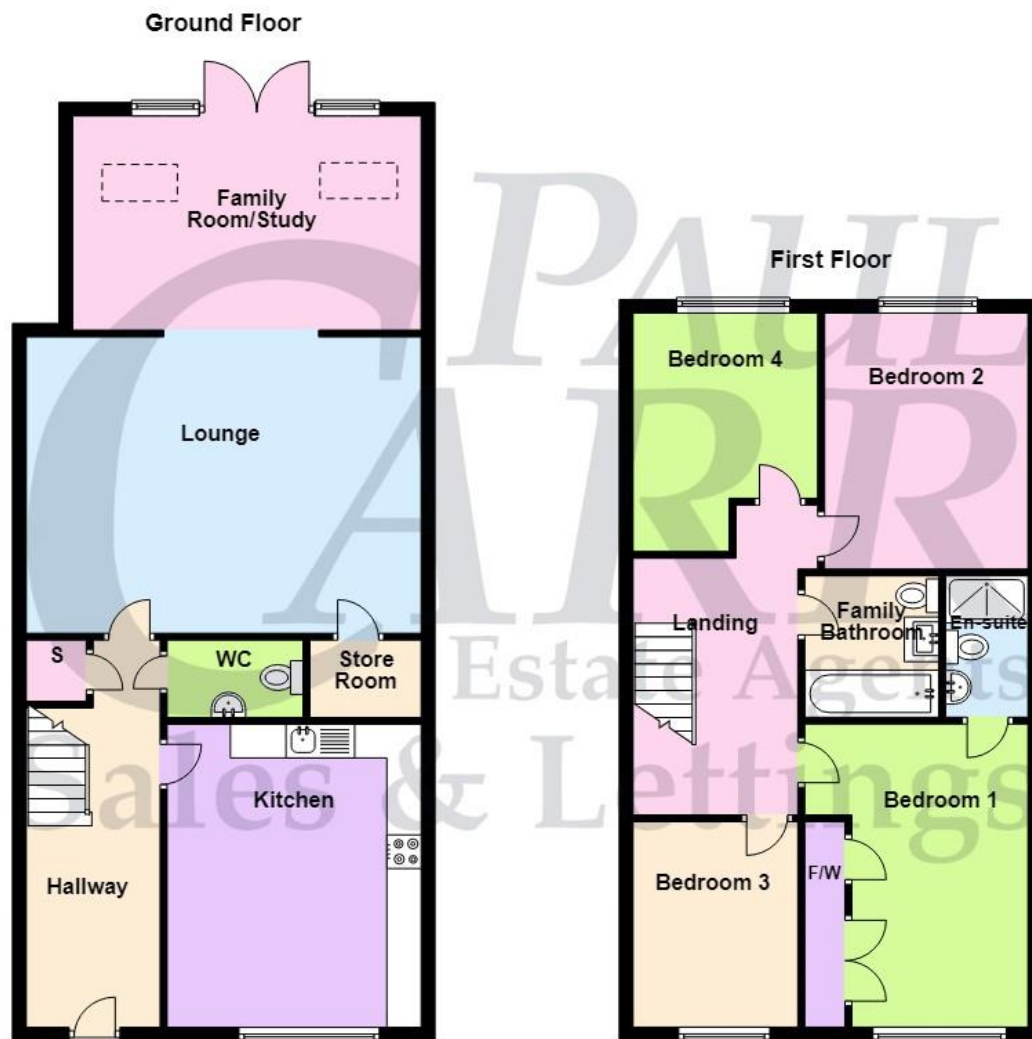
Services connected: Gas, Water Electricity, Drainage

Council tax band: D

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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

