



Booths Lane, Great Barr
Birmingham, B42 2BD

Offers in the Region Of £425,000

We are delighted to present to the market this superior four-bedroom detached family home, finished to an excellent modern standard and occupying one of the largest plots on the estate. Positioned on an extensive corner plot with additional land to the frontage, the property offers exciting potential for further extension, subject to the relevant planning permissions.

Situated within a popular community setting, the home enjoys a spacious and private plot with fenced front gardens and a peaceful outlook towards a nearby nature reserve.

It is conveniently located for local schools catering for all age groups, shopping amenities and the M6 motorway network. The property is approached via a welcoming entrance hallway, offering a spacious first impression and benefiting from an understairs storage cupboard and a convenient guest W.C. The main lounge is of excellent proportions, finished with attractive laminate flooring and neutral décor. Dual-aspect windows allow plenty of natural light into the room, while double-opening French doors provide direct access to the rear garden. The impressive kitchen/dining room is a real focal point of the home. It features a breakfast-bar worktop, a contemporary range of wall and base units, an integrated hob and oven, and space for additional integrated appliances. The dining area is particularly spacious, with dual-aspect windows to the front and side, creating a superb setting for family meals and entertaining. A further benefit is the enclosed utility room, providing additional worktop space, cabinetry and room for appliances.

To the first floor, a wide landing provides access to all rooms and includes a deep airing cupboard, ideal for additional storage. There are four well-proportioned bedrooms, with the principal and second bedrooms both offering excellent double-room dimensions. The principal bedroom further benefits from a modern en-suite shower room. The family bathroom is finished in a modern style and comprises a three-piece suite, including a panelled bath with shower over and glazed screen, low-level W.C. and wash hand basin.

Externally, the rear garden has been refurbished to create a stylish, low-maintenance outdoor space. It features immaculate porcelain tiling, gated access to a compact lawned area and pleasant views towards the tree line of the nature reserve. Side-gate access leads to the driveway and garage. Further benefits include wiring in place for a personal EV charger, a private driveway providing parking for two vehicles, a recessed garage and security bollards for added vehicle protection.

There is also ample roadside parking available for visitors. The property retains approximately three years remaining on its NHBC warranty.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133
or via Greatbarr@paulcarrestateagents.co.uk



Lounge
21' 8" x 12' 2" (6.6m x 3.7m)

Hallway
10' 6" x 5' 11" (3.2m x 1.8m)

Guest W.C
5' 3" x 3' 3" (1.6m x 1m)

Kitchen & Dining Room
21' 8" x 12' 6" (6.6m x 3.8m)

Utility Room
5' 11" x 6' 7" (1.8m x 2m)

Landing
8' 2" x 13' 5" (2.5m x 4.1m)

Bedroom One
12' 2" x 12' 2" (3.7m x 3.7m)

Ensuite
5' 11" x 6' 7" (1.8m x 2m)

Bedroom Two
10' 10" x 12' 10" (3.3m x 3.9m)

Bedroom Three
10' 6" x 10' 10" (3.2m x 3.3m)

Family Bathroom
6' 11" x 6' 7" (2.1m x 2m)

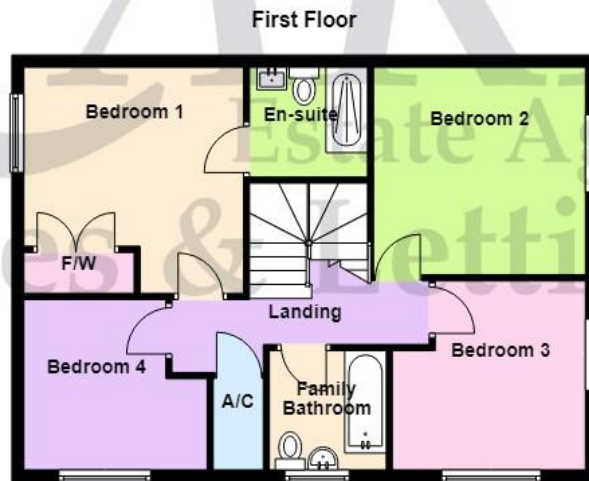
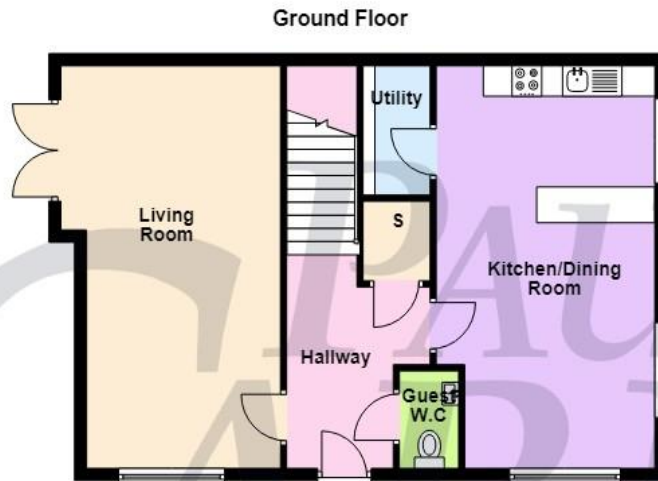
Bedroom Four
9' 2" x 10' 2" (2.8m x 3.1m)





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



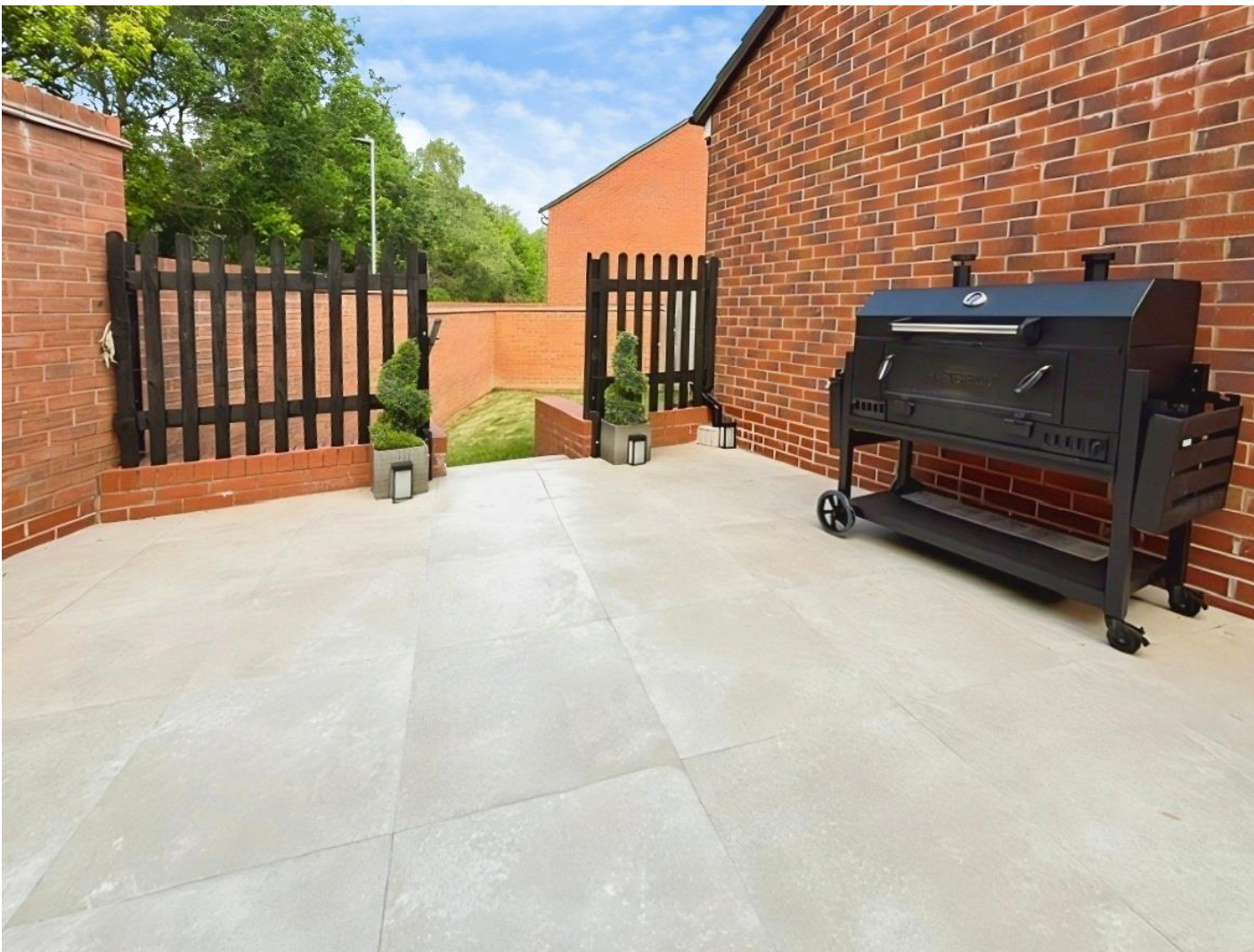
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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.

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