



Booths Farm Road, Great Barr  
Birmingham, B42 2NU

**Guide Price £180,000**



# Great Barr

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*Paul Carr Estate Agents are delighted to bring to market this three bedroom semi-detached, chain free property located on Booths Farm Road in Great Barr.*

*This property offers an incredible renovation opportunity with plenty of space and potential. The property is within walking distance of local shops and good primary and secondary schools.*

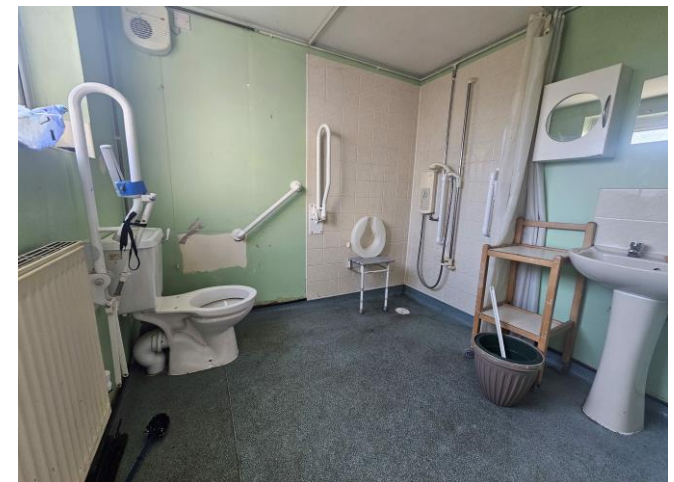
Approached via slabbed steps with low maintenance front garden and a wheelchair lift, there is access through a porch which wraps around the side of the property and leads to the rear garden. Through the front door there is a good size hallway with a door into a generous size through living room and dining area, back through the hallway you enter the fitted kitchen which offers base units which have been lowered for easy wheelchair access and wall units and built-in appliances.

The ground floor benefits of a rear extension which gives the property a wet room and hallway which leads to the rear garden.

The first floor has two good sized bedrooms which have built-in wardrobes and a smaller third bedroom. The main bathroom comprises a bath, hand wash basin and W.C.

Externally, there is a large garden with slabbed patio area and path leading to the detached double garage which has rear access. Viewing is highly recommended on this property that offers no upward chain.

**This Property is Being sold by Paul Carr Secure Sale.** Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a **non-refundable Reservation Fee of £6,875** including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.







## Property Specification

BEING SOLD BY PAUL CARR SECURE SALE  
BUY IT NOW OPTION AVAILABLE  
RESERVATION FEE APPLIES  
THREE BEDROOM SEMI DETACHED  
IN NEED OF FULL REFURBISHMENT

Lounge 13' 1" x 10' 2" (4m x 3.1m)

Dining room 14' 1" x 10' 2" (4.3m x 3.1m)

Kitchen 13' 9" x 5' 11" (4.2m x 1.8m)

Wet Room 7' 7" x 5' 3" (2.3m x 1.6m)

Entrance Hall 13' 5" x 5' 11" (4.1m x 1.8m)

Bedroom 1 12' 6" x 10' 2" (3.8m x 3.1m)

Bedroom 2 10' 10" x 8' 10" (3.3m x 2.7m)

Bedroom 3 8' 2" x 7' 3" (2.5m x 2.2m)

Bathroom 6' 11" x 5' 11" (2.1m x 1.8m)

### 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:

### Viewer's Note:

Services connected: mains electricity, gas, water 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

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 76                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 53      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |
| www.epc4u.com                               |         |                         |

## Map Location

