



Booths Lane, Great Barr  
Birmingham, B42 2QY

£240,000

# Great Barr

£240,000



*Beautifully Presented Extended Two-Bedroom Semi-Detached Home in a Popular Great Barr Location Positioned within a highly sought-after pocket of Great Barr, this attractive and extended two-bedroom semi-detached home offers stylish interiors, practical living space, and a well-maintained garden—making it an ideal purchase for first-time buyers, downsizers, or investors alike.*

The property enjoys close proximity to local amenities, transport links, and well-regarded schools, making everyday convenience effortless. From the outset, the home offers excellent kerb appeal, featuring a tandem driveway providing off-road parking alongside a neatly maintained front garden, creating an inviting first impression. Entry is via a secure porch, which leads into the welcoming hallway with access to the main ground floor accommodation. The lounge is tastefully decorated in neutral tones and benefits from a large front-facing window, allowing an abundance of natural light to flow through the space and creating a comfortable environment to relax or entertain. Conveniently located on the ground floor is a modern shower room, finished in contemporary grey décor and comprising a walk-in shower unit, hand wash basin, and W.C, providing both practicality and style. Undoubtedly the standout feature of the property is the extended kitchen, a bright and impressive space designed for modern living. This area is enhanced by Velux skylights and ceiling spotlights, allowing natural and artificial light to flood the room. The kitchen itself offers a range of wall and base units in a neutral finish, complemented by work surfaces and integrated appliances including a double oven, five-ring gas hob, and extractor hood. The layout provides both functionality and a great space for cooking and socialising.

To the first floor, the property offers two generously sized double bedrooms, each benefiting from fitted wardrobe storage, making excellent use of space while maintaining a clean and uncluttered feel. Externally, the rear garden provides a private and well-maintained outdoor retreat. A patio seating area offers the perfect setting for outdoor dining or relaxing, with steps leading up to a lawned garden bordered by mature planting.

To the rear sits a useful garden shed, with additional space suitable for further seating or entertaining. This property combines modern living space, a desirable location, and an impressive extended kitchen, making it a fantastic opportunity for buyers looking for a move-in-ready home in Great Barr. Early viewing is highly recommended.



## Property Specification

PRIVATE DRIVEWAY  
KITCHEN EXTENSION WITH SKY LIGHTS  
MODERN SHOWER ROOM  
TWO DOUBLE BEDROOMS  
WELL MAINTAINED REAR GARDEN



**Porch**  
2.46m (8'1") x 0.86m (2'10")

**Lounge Area**  
9' 11" x 14' 9" (3.03m x 4.50m)

**Shower Room**  
2.21m (7'3") x 1.28m (4'2")

**Kitchen Extension**  
2.96m (9'9") x 2.90m (9'6")

**Bedroom 1**  
9' 11" x 10' 6" (3.02m x 3.19m)

**Bedroom 2**  
9' 11" x 9' 11" (3.03m x 3.03m)

### 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:

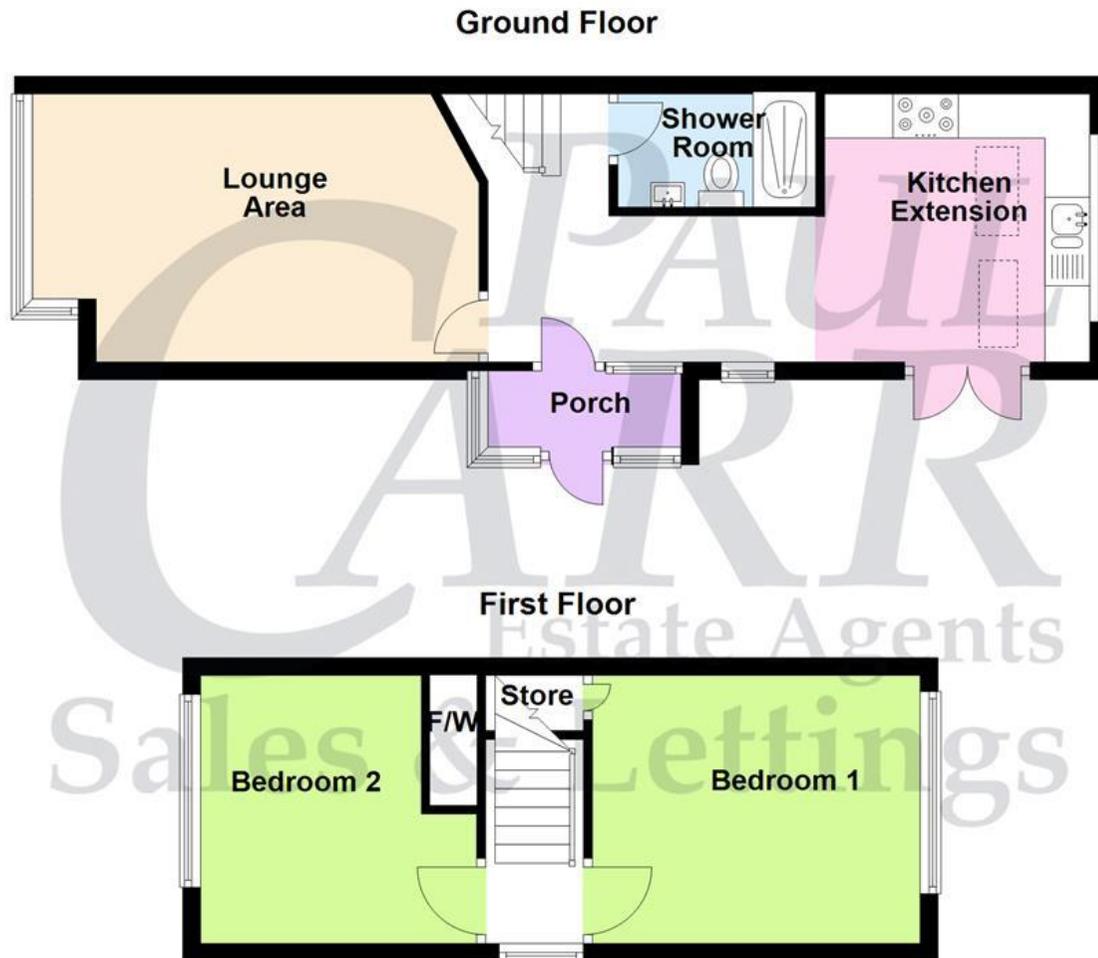
Services connected: mains electricity, gas, water and drainage

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

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

## Map Location

