



Booths Lane, Great Barr  
Birmingham, B42 2RG

Offers in the Region Of £270,000



# Great Barr

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*We are delighted to present this beautifully presented, key-ready three-bedroom home, ideally positioned within the highly sought-after Fore Meadows development in Great Barr.*

*Perfectly suited to first-time buyers, young families, or those seeking a low-maintenance modern home, the property enjoys excellent proximity to well-regarded local schools for all age groups, everyday amenities, and convenient access to the M6 motorway network.*

## Property Highlights

- Tucked away in a pleasant grove position • Two allocated parking spaces located directly in front of the property •

Welcoming entrance hallway with stairs rising to the first floor. The contemporary kitchen is well appointed, featuring a stylish range of wall and base units complemented by attractive worktops, a ceramic sink with side drainer, metro-tile splashbacks, an electric hob with overhead extractor, and space for integrated appliances.

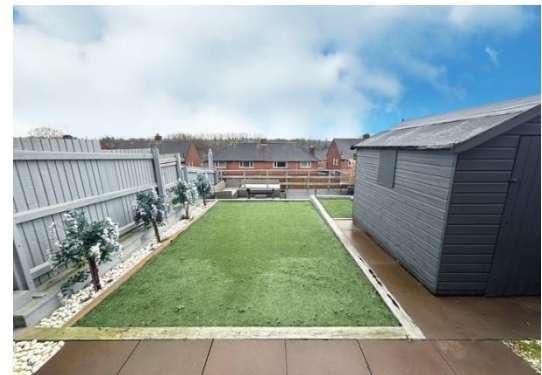
The kitchen flows seamlessly into the open-plan lounge, a generously proportioned and inviting living space boasting attractive flooring, an eye-catching media wall, and double patio doors opening out to the rear garden, creating an excellent area for both everyday living and entertaining.

**First Floor Accommodation** A spacious landing provides access to all rooms and benefits from a useful airing cupboard. • Bedroom One is a generous principal bedroom offering ample space for wardrobes and additional furniture • Bedroom Two is another well-proportioned double bedroom • Bedroom Three is a comfortable single room, larger than typically found in similar homes within the area. All bedrooms are fitted with good quality carpets throughout. The family bathroom is finished to a high standard, comprising a modern tiled suite with contemporary fixtures and fittings, including a shower over the bath.

**Outside** The rear garden has been designed for low-maintenance enjoyment, featuring an artificial lawn and a lovely sun-trap decked patio area, ideal for outdoor dining and relaxation. There is also the added benefit of side gate access.







## Property Specification

STUNNING MID TERRACE  
 GENEROUS THREE BEDROOMS  
 KEY READY CONDITION  
 OPEN PLAN KITCHEN & LOUNGE  
 TWO PARKING SPACES

### Hallway

Open plan Lounge/ Kitchen/Breakfast Room  
 25' 11" x 15' 5" (7.9m x 4.7m)

Bedroom 1  
 14' 1" x 12' 10" (4.3m x 3.9m)

Bedroom 2  
 11' 6" x 10' 2" (3.5m x 3.1m)

Bedroom 3  
 7' 7" x 8' 6" (2.3m x 2.6m)

Bathroom  
 10' 5" x 6' 3" (3.17m x 1.90m)

### 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.

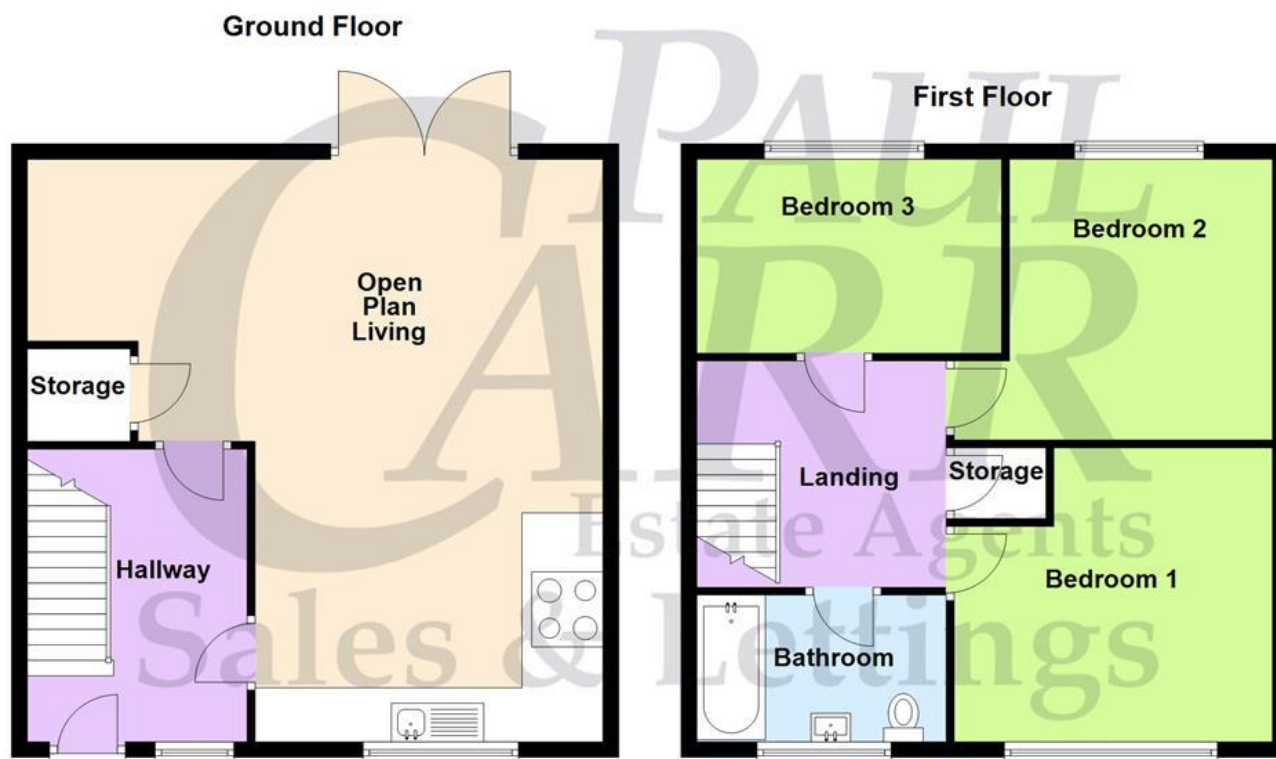
### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
 Council tax band: C  
 Tenure: Freehold

Estate Management Charge: £150 per annum

# 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		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

