



Booths Lane, Great Barr
Birmingham, B42 2RD

Auction Guide Price £320,000

Great Barr

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Spacious & Versatile Home - Ideal for Large Families or Investment!

Whether you're a landlord seeking a high-occupancy rental opportunity or a multi-generational family looking for a home with flexible living arrangements, this unique property on Booths Lane, Great Barr, is not to be missed!

Effectively two homes in one, this substantial residence offers a wealth of space and adaptability to suit your needs.

Ground Floor-Step inside to discover two generous reception lounges, with the rear lounge opening into a bright conservatory - perfect for relaxing or entertaining. A downstairs W.C. and a versatile bedroom with an enclosed shower room add further convenience, making this level ideal for guests or independent living. The extended kitchen is well-equipped with ample wall and base cabinets, space for integrated appliances, and a dedicated cupboard housing the boiler. A patio door provides easy access to the rear garden.

First Floor Upstairs- you will find six well-proportioned bedrooms, offering a mix of front, side, and rear-facing aspects. The spacious family bathroom boasts both a bath and a separate shower, while an additional W.C. across the landing adds extra practicality for busy households.

Outside-The manageable rear garden features an astroturf lawn, an upper-tier patio area, and useful storage spaces, all with side access for added convenience. To the front, a private driveway leads to a brick-built garage with a roller shutter door, ensuring secure off-road parking.

Additional Benefits- This fantastic home is offered with no upward chain, allowing for a smooth and hassle-free purchase. Don't miss out - arrange your viewing today!

This Property is Being sold by Paul Carr Modern Auction.

Modern Auction 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 £8,075 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 Modern Auction (BUY IT NOW
Option Available) - Reservation Fee Applies
UNIQUE DETACHED RESIDENCE
SIX BEDROOMS
GENEROUS RECEPTION SPACE
EXTENDED KITCHEN



Entrance Porch 3' 11" x 8' 6" (1.2m x 2.6m)

Entrance Hall 14' 5" x 6' 7" (4.4m x 2m)

Front Lounge 15' 5" x 21' 0" (4.7m x 6.4m)

Reception Room 17' 5" x 17' 1" (5.3m x 5.2m)

Guest W.C 2' 7" x 5' 11" (0.8m x 1.8m)

Downstairs Bedroom 10' 6" x 8' 10" (3.2m x 2.7m)

En-suite 4' 11" x 5' 11" (1.5m x 1.8m)

Conservatory 14' 5" x 7' 10" (4.4m x 2.4m)

Extended Kitchen 22' 4" x 10' 6" (6.8m x 3.2m)

Bedroom One 10' 2" x 9' 10" (3.1m x 3m)

Bedroom Two 14' 1" x 5' 11" (4.3m x 1.8m)

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

Bedroom Four 8' 0" x 6' 7" (2.45m x 2m)

Bedroom Five 8' 2" x 9' 10" (2.5m x 3m)

Bedroom Six 10' 10" x 9' 10" (3.3m x 3m)

Family Bathroom 10' 10" x 6' 7" (3.3m 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:

Viewer's Note:

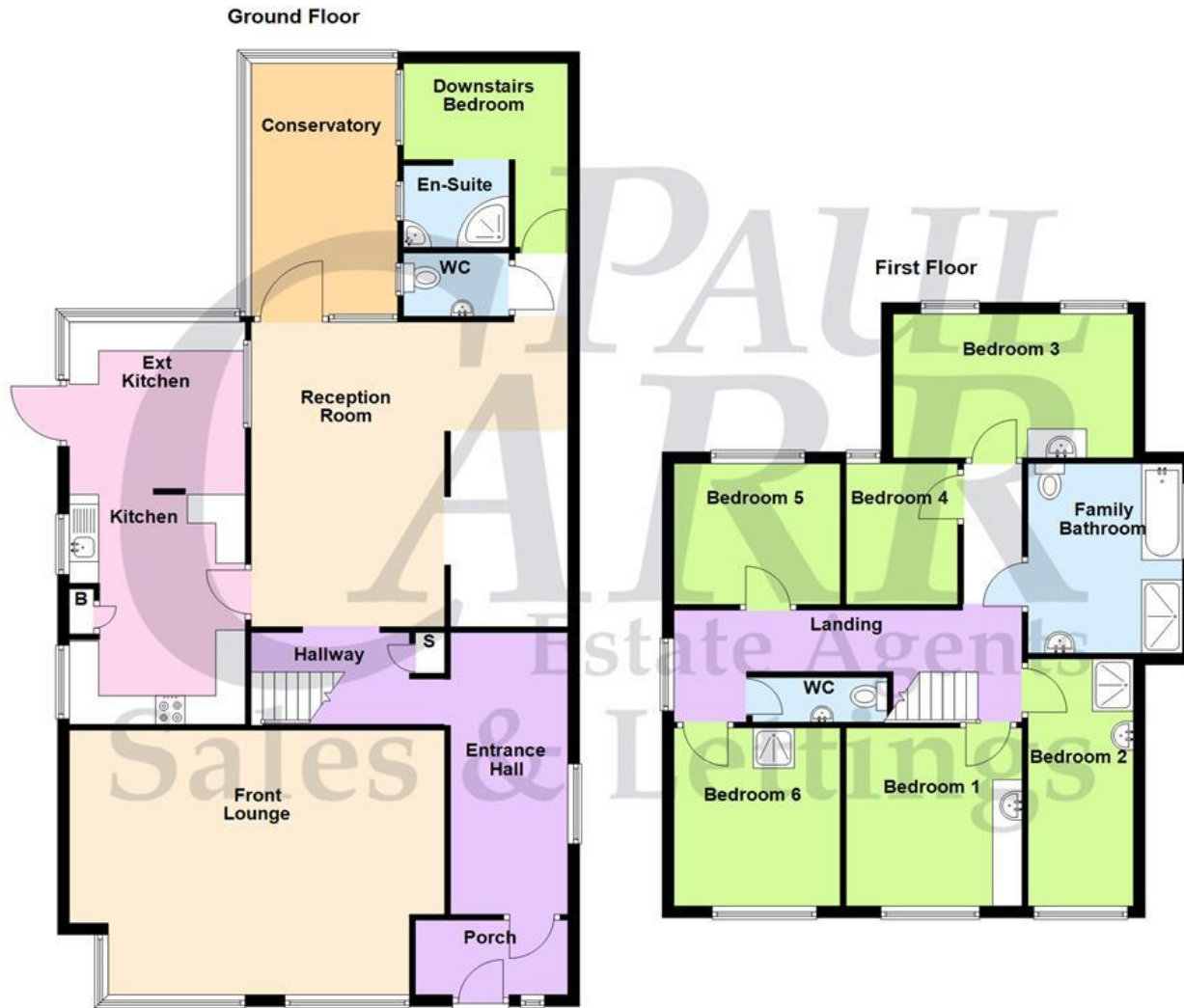
Services connected: mains electricity, gas, water and drainage

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		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

