



Booths Lane, Great Barr
Birmingham, B42 2JS

Guide Price £190,000

Great Barr

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Introducing a Unique and Versatile Two-Bedroom End-Terrace Home on Booths Lane, Great Barr, nestled in the heart of Great Barr, this thoughtfully modified end-terrace property offers an ideal blend of character and functionality, making it a perfect choice for families and professionals alike.

With excellent access to local primary and secondary schools, shopping amenities, and convenient motorway links, the home boasts an enviable location.

Property Highlights:

- **Welcoming Approach:** The property is set back from the road with a tarmacked frontage (non-dropped curb), leading to the main entrance.
- **Front Lounge:** A bright and inviting sitting room featuring a bay window, offering a pleasant atmosphere. A door provides access to the staircase, while additional doors connect to the rest of the ground floor.

• **Converted Garage:** This versatile space is perfect for use as a home office, gym, or additional living area and includes a convenient downstairs shower room. (* Please note no building control approval available)

• **Kitchen and Dining Area:** The modern kitchen is equipped with an array of stylish wall and base units, space for integrated appliances, and a breakfast bar that overlooks the rear garden—perfect for casual dining or entertaining.

• **First Floor Features:**

- **Spacious Bedrooms:** Two generously sized bedrooms, including a front principal bedroom with a contemporary en-suite shower room. With minor adjustments, the en-suite can be adapted into a shared shower room for added privacy.
- **Storage and Loft Access:** The landing leads to a storage area with a staircase to the loft, which offers exciting potential for conversion (subject to planning approval).

• **Outdoor Space:** The rear garden provides a manageable, slightly angled layout with a lawned area, fenced perimeters, and a storage facility—ideal for relaxing or outdoor activities.

Please note this home has a long leasehold title of over 900 years with a minimal ground rent payable every six months.

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Property Specification

SUPERIOR END TERRACE
TWO BEDROOMS
CONVERTED GARAGE
TWO SHOWER ROOMS
MODERN FIXTURES & FITTINGS



Front Lounge
14' 5" x 12' 10" (4.4m x 3.9m)

Kitchen
10' 6" x 15' 5" (3.2m x 4.7m)

Converted Garage
19' 8" x 10' 6" (6m x 3.2m)

Bedroom One
11' 10" x 9' 10" (3.6m x 3m)

Ensuite
9' 2" x 6' 7" (2.8m x 2m)

Bedroom Two
9' 10" x 10' 6" (3m x 3.2m)

Agent's Note:

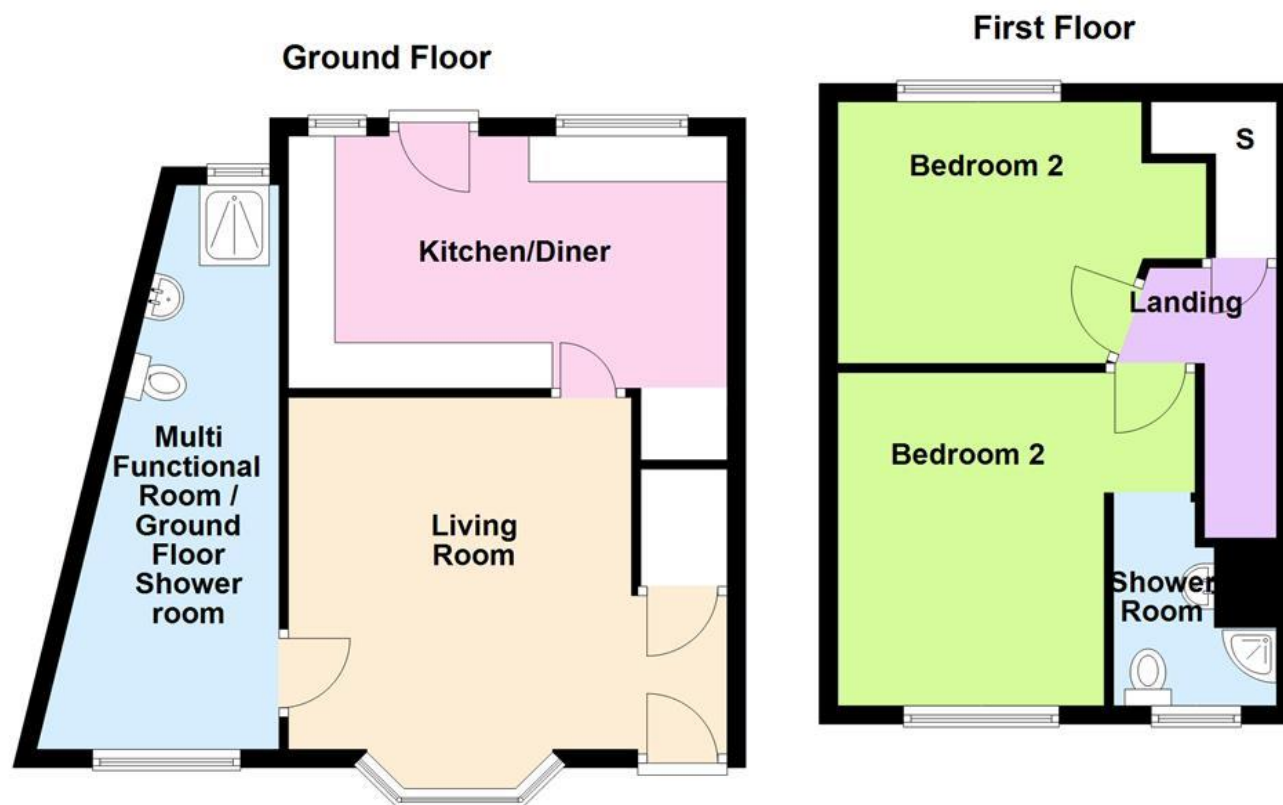
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: B
Tenure: contact Agent

Floor Plan

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



361 Booths Lane

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

