



Booths Lane, Great Barr
Birmingham, B42 2RG

£220,000

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Paul Carr Estate Agents presents to you. Booths Lane, B42 2RG, a beautifully modernised two-bedroom semi-detached home that's ready to move into. With a newly block-paved driveway providing off-road parking and a freshly re-plastered interior, this home offers a stylish and comfortable living space in a sought-after location.

Set within a desirable area, this home is within easy reach of local schools, amenities, and excellent transport links, making it an ideal choice for first-time buyers, families, or investors.

Step through the secure porch entrance into a bright and welcoming hallway, where the herringbone flooring immediately adds warmth and character. The spacious lounge and dining area is the heart of the home, featuring a gas fireplace for cosy evenings and sliding patio doors that open directly onto the rear garden, flooding the space with natural light.

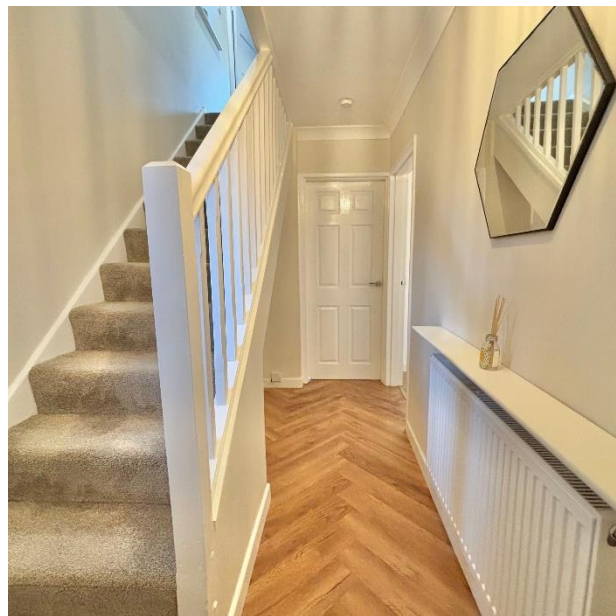
The fully modernised kitchen has been designed for both style and practicality, boasting integrated appliances including an oven, induction hob, fridge/freezer, and dishwasher. The marble-effect worktop adds a touch of elegance, while a separate utility space offers additional convenience. Further down the area you'll find a guest W.C., perfect for visitors.

Upstairs, two generously sized double bedrooms provide ample space for relaxation, with the main bedroom featuring fitted mirrored wardrobes and an extra built-in storage space for clothing while bedroom two is also a generous sized double room benefiting again from fitted mirrored wardrobes.

The modern family bathroom is finished to a high standard with grey tiling, a bath with an overhead shower, and stylish fixtures adding contemporary touches. Outside, the private rear garden is designed for both entertaining and relaxation, with a patio area perfect for outdoor furniture, a well-maintained lawn, and new fencing providing privacy and rear access.

Don't miss the opportunity to make this stunning property your own. Book your viewing today!





Property Specification

TWO DOUBLE BEDROOMS
BLOCK PAVED DRIVE
THROUGH LOUNGE
MODERN INTERIORS
UTILITY SPACE

Hall 11' 10" x 2' 11" (3.61m x 0.88m)

Lounge 21' 6" x 11' 6" (6.56m x 3.5m)

Kitchen 10' 2" x 8' 3" (3.09m x 2.52m)

Utility Area 13' 0" x 4' 6" (3.96m x 1.37m)

W.C 4' 3" x 4' 6" (1.29m x 1.37m)

Bathroom 6' 1" x 8' 0" (1.86m x 2.43m)

Bedroom 1 9' 11" x 14' 8" (3.03m x 4.48m)

Bedroom 2 11' 11" x 11' 8" (3.62m x 3.56m)

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:

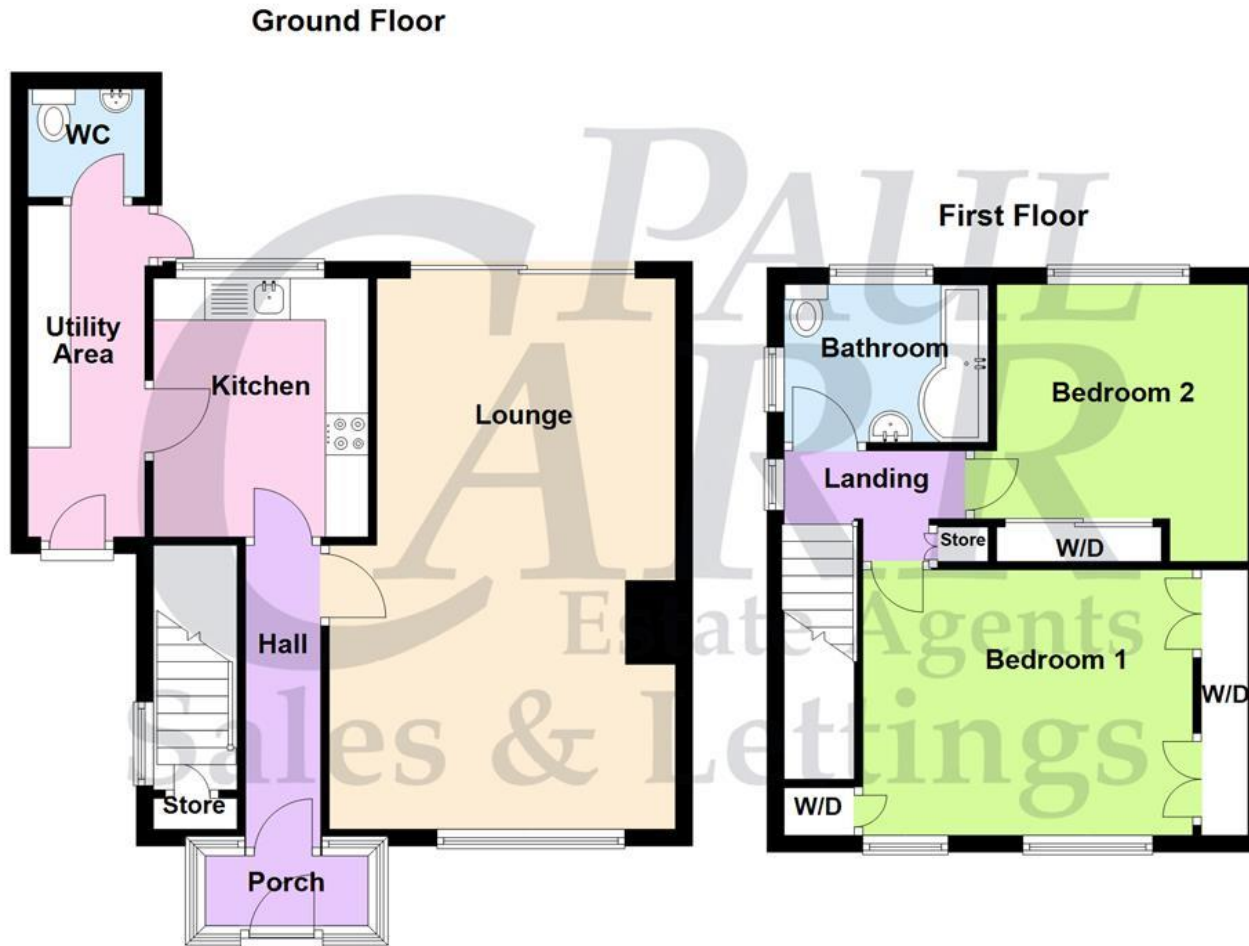
Services connected: Gas, Electrics, Water, Drainage

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		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

