



Booths Lane, Great Barr
Birmingham, B42 2AA

Offers in Excess of £300,000

Great Barr

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A Beautifully Appointed Family Home in a Serene Setting Nestled within the highly sought-after Fore Meadows Development, this stylish three-bedroom home offers the perfect blend of peaceful living and urban convenience. Set beside a tranquil nature reserve yet within easy reach of Birmingham City Centre, Fore Meadows is a modern community designed for those who value serenity without sacrificing connectivity. With excellent transport links and everyday amenities just minutes away, it's an ideal spot for families and professionals alike.

The home benefits from tandem parking for two vehicles, located conveniently at the side of the property. Step inside and you're welcomed by a light-filled entrance hallway, complete with a well-presented guest W.C. The main reception room is a warm and inviting space, featuring stylish laminate flooring, a striking media wall, and a charming electric log burner—perfect for cosy evenings. With windows to the front and patio doors opening to the garden, this room is filled with natural light throughout the day. The kitchen is a true standout, boasting a sleek collection of white wall and base units, integrated appliances including a fridge freezer, washing machine, and dishwasher, and dual-aspect windows that brighten the space. There's also ample room for a dining table—ideal for family meals or morning coffee.

Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom impresses with its generous size, built-in double wardrobe, and a private ensuite shower room. Bedrooms two and three are currently styled as children's rooms, offering flexibility for growing families or home working needs. Bedroom three also features attractive feature panelling that adds a unique touch of character. The family bathroom is fresh and modern, with a clean white suite, half-tiled walls, and fittings that include a panelled bath, W.C., and wash hand basin.

Step outside and discover a landscaped rear garden, perfect for entertaining or simply relaxing. Highlights include a porcelain tiled patio with an overhead pergola, a lawn bordered with exotic plants, a rear decking area with a storage shed, and gated side access.

This modern, move-in ready home ticks all the boxes for buyers looking to settle in a thriving, family-friendly community. Don't miss your opportunity—book your viewing today!





Property Specification

STUNNING THREE BEDROOM
MODERN BUILD ESTATE
LOVELEY MODERN KITCHEN & BATHROOM
IMPRESSIVE GARDEN
TWO BATHROOMS & GUEST W.C

Hallway 15' 9" x 6' 7" (4.8m x 2m)

Guest W.C 5' 7" x 2' 11" (1.7m x 0.9m)

Kitchen 15' 9" x 10' 6" (4.8m x 3.2m)

Lounge 15' 9" x 13' 1" (4.8m x 4m)

Bedroom One 9' 2" x 13' 9" (2.8m x 4.2m)

Ensuite 5' 7" x 10' 2" (1.7m x 3.1m)

Bedroom Two 8' 6" x 10' 10" (2.6m x 3.3m)

Bedroom Three 6' 7" x 13' 1" (2m x 4m)

Family Bathroom 6' 7" x 6' 7" (2m 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:

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.

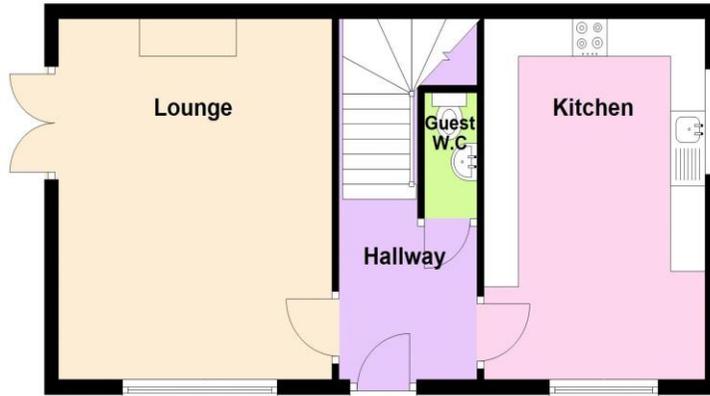
Viewer's Note:

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

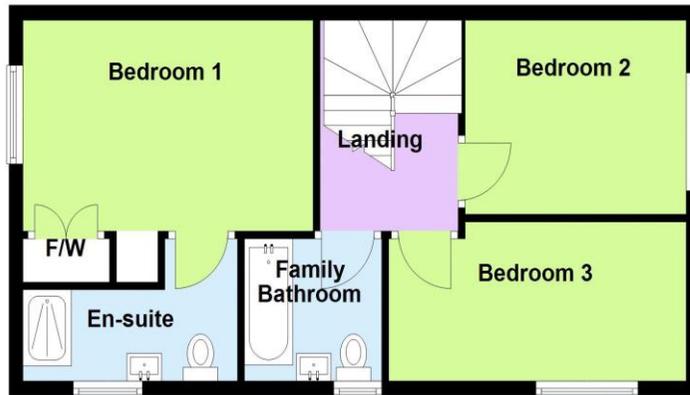
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 85 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

