



Booths Farm Road, Great Barr B42 2NY

Offers In The Region Of £324,950

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residential**



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Midland Residential are delighted to present this attractive three-bedroom detached home, ideally situated in a sought-after area of Great Barr, with easy access to local shops, schools and public transport links. The property benefits from off-road parking via a block-paved driveway, complemented by mature flowerbeds and shrubs to either side. A front-facing garage provides additional parking or storage, while a secure side gate offers convenient access to the side and rear garden. Internally, the accommodation briefly comprises an enclosed porch leading into a welcoming entrance hallway, a front reception room, rear reception room, breakfast room, and a fitted kitchen featuring oak-fronted cabinetry. The kitchen leads to an enclosed area, providing access to the rear garden and side entrance, along with a ground-floor WC and useful storage room. To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the rear garden offers a beautifully maintained outdoor space with decorative paving, mature flowerbeds, established plants, and shrubs, creating an attractive setting for relaxation and outdoor enjoyment. Further benefits include a central heating warm air ventilation system (where specified), and double-glazed windows (where specified). The property is offered to the market with no upward chain.

- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Family Bathroom
- Rear Garden
- Garage
- Central Heating Air Vents (Where Specified)
- Double Glazed (Where Specified)
- EPC Rating-E
- Council Tax Band- C

Description

Approach

Having a blocked paved approach providing off-road parking to the fore, with a selection of mature plants and shrubs, set amongst decorative stones with a slabbed centre piece, having garage access to the fore, along with secure door access leading through to the rear.

Porch

1.20 x 1.62 (3'11" x 5'3")

Having UPVC double-glazed windows and a UPVC front door, with internal wall lights.

Entrance Hallway

Having a timber framed front door with lead-stained bevel glass, with two obscure glazed side units with lead and stained glass pattern, laminate flooring, an understairs pantry store housing a Johnson and Starley warm air central heating system.

Front Reception Room

4.02 (inter bay) x 3.25 (13'2" (inter bay) x 10'7")

Having a six-sided UPVC double-glazed bay window to the fore, fitted carpet, decorative picture rails, central heating air vent, ceiling light point.

Rear Reception Room

4.26 x 3.01 (13'11" x 9'10")

Having a fitted carpet, UPVC double-glazed window and French doors leading to the rear patio, having a decorative picture rail, central heating air vent, ceiling light point.

Breakfast Room

2.36 x 1.86 (7'8" x 6'1")

Having oak-surface flooring panels, UPVC double-glazed window to the rear, ceiling light point, wall-mounted display cabinets with glass sliding doors, central heating air vent, with an opening leading through to the kitchen area.

Kitchen

2.87 x 2.38 (9'4" x 7'9")

Having laminate flooring, a selection of oak door fronts to the wall, base and larder unit, laminated work surface with matching upstand, a resin-effect sink inset with a stainless steel mixer tap over, UPVC double glazed window to the side elevation with obscure glass, splashback tiles to the cooker area with a cooker extractor over, two ceiling light points, central heating air vent, UPVC double glazed panelled door leading to:

Lobby

2.59 x 0.91 (8'5" x 2'11")

Having a slab floor, with UPVC full-glazed doors leading to side and rear garden, leading to:

WC

2.74 x 0.77 (8'11" x 2'6")

Having a tiled floor with an outside WC, wall light point.

Store Room

2.89 x 2.56 (9'5" x 8'4")

Having vinyl floor tiles, UPVC double-glazed window to the rear with obscure glass.

Stairs and Landing

Having a fitted carpet, wall mounted handrail with banister to the landing, UPVC double-glazed window to the side elevation with frosted glass, ceiling light point, loft hatch access point, doors leading thereof:

Bedroom 1

4.03 (inter bay) x 3.18 (13'2" (inter bay) x 10'5")

Having a fitted carpet, six-sided UPVC double-glazed bay window to the fore, ceiling light point, central heating air vent, ceiling light point

Bedroom 2

4.31 x 3.17 (14'1" x 10'4")

Having a fitted carpet, UPVC double-glazed three-sided bay window to the rear, central heating air vent, ceiling light point.

Bedroom 3

2.04 x 1.74 (6'8" x 5'8")

Having a fitted carpet, UPVC double-glazed window to the fore, central heating air vent

Bathroom

2.4 (furthest point) x 1.73 (widest point) (7'10" (furthest point) x 5'8" (widest point))

Having vinyl flooring, a white bathroom suite comprising of a bath and side panel with stainless steel bath filler tap and shower attachment over, Triton electric shower, wash hand basin with hot and cold taps over and pedestal below, low-level WC, splashback wall tiles, UPVC double-glazed window to the rear with obscure glass, central heating air vent, ceiling light point

Back garden

Having a decorative broken slabbed surface, decorative walling with well-maintained flowerbeds, mature plants and shrubs throughout. Side Entry: providing access through to the fore, with a slabbed surface, a selection of mature plants and shrubs, timber frame storage shed, UPVC door leading through to the fore:

Garage

4.7 x 2.4 (15'5" x 7'10")

Having a metal up and over door, a concrete floor, electric fuse board, gas meter point, ceiling light point.











Floor Plans



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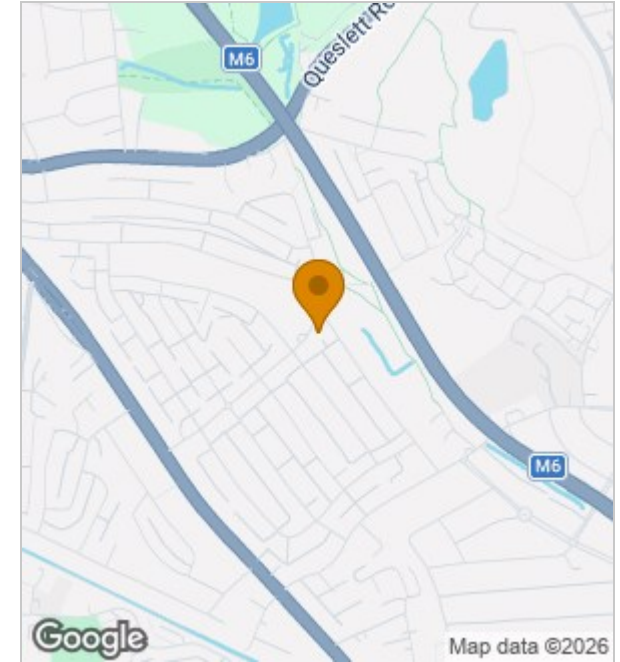
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Area Map



Energy Performance Graph

