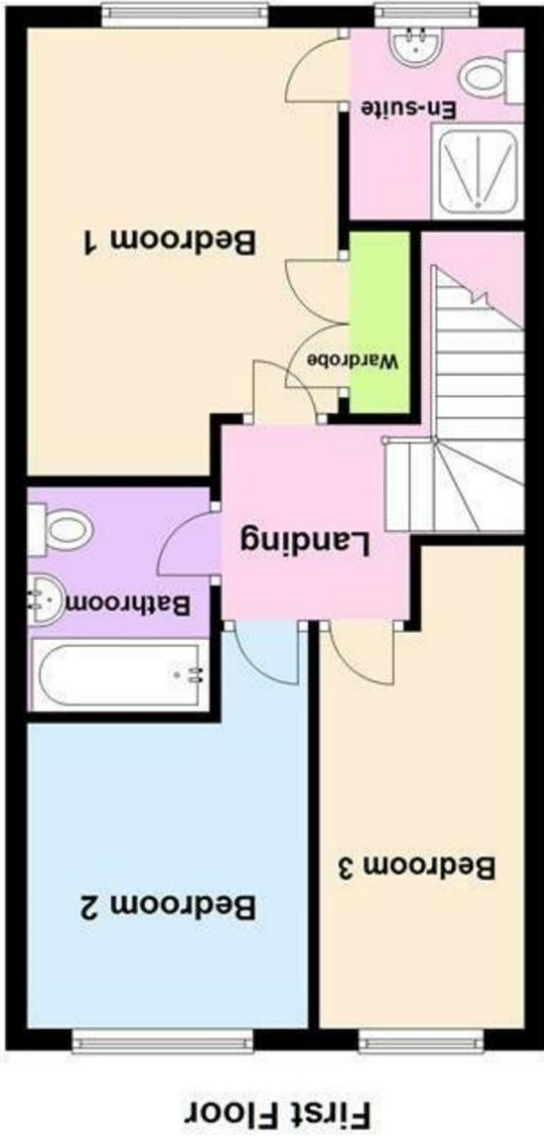


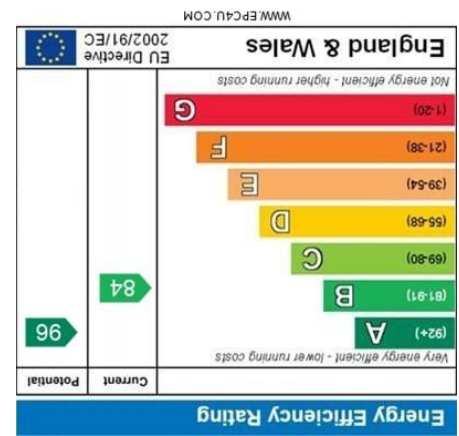
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



### LEGAL READY

The motivated vendor of this property has required their solicitor with all the paperwork provided to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- Superb Presentation Throughout
- Spacious Lounge
- Kitchen/Diner
- Guest Cloakroom
- Three Bedrooms
- Well Maintained Rear Garden



Booths Lane, Great Barr, B42 2BD

Offers Over £280,000

## Property Description

This MODERN and CONTEMPORARY semi-detached property is built to a HIGH SPECIFICATION and is situated in a popular residential location. The property is conveniently located for all local amenities including access to the M6 motorway link. An internal inspection is essential to appreciate the accommodation on offer which in brief comprises of: entrance hall, spacious lounge, kitchen/diner and guest cloakroom to the ground floor. To the first floor there are three bedrooms with en-suite in the main bedroom and a bathroom. Outside there is a well maintained rear garden and ample off-road parking to the front. VIEWING HIGHLY RECOMMENDED.

APPROACH having a drive providing ample off-road parking with paved pathway to front reception door.

HALL having light point, central heating radiator, stairs to first floor accommodation and door to lounge.

LOUNGE 16' 8" x 12' 1" (5.08m x 3.68m) having double glazed window to front elevation, light point, power points, central heating radiator and door to kitchen/diner.

KITCHEN/DINER 9' 9" x 15' 3" (2.97m x 4.65m) having double glazed window to rear elevation, lights points, power points, central heating radiator, a range of matching wall/base units with worktops over, inset stainless steel sink with mixer tap over, integrated gas hob with extractor over, integrated oven, ample space for a range of appliances, door to store/pantry, door to guest cloakroom and uPVC double glazed doors opening to rear garden.

GUEST CLOAKROOM/WC having light point, central heating radiator, wash hand basin and low flush w/c.

FIRST FLOOR LANDING having light point, power points, central heating radiator and doors off to all rooms.

BEDROOM ONE 14' 0" x 9' 8" (4.27m x 2.95m) having double glazed window to front elevation, light point, power points, central heating radiator, built-in wardrobe and door to en-suite.

EN-SUITE having double glazed window to front elevation, light point, wash hand basin, shower and low flush w/c.

BEDROOM TWO 11' 9" x 8' 7" (3.58m x 2.62m) having double glazed window to rear elevation, light point, power points and central heating radiator.

BEDROOM THREE 14' 10" (max.) x 6' 6" (4.52m x 1.98m) having double glazed window to rear elevation, light point, power points and central heating radiator.

BATHROOM having a modern suite comprising of panelled bath with taps/shower over, low flush w/c, pedestal wash hand basin with mixer tap over, light point, central heating radiator and complimentary tiling to splash prone areas.

### OUTSIDE

REAR GARDEN having lawned and paved areas to fenced perimeter.

COUNCIL TAX BAND C Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor.

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Please note that all measurements are approximate.

