



Queslett Road, Great Barr
Birmingham, B43 7EX

£270,000

Great Barr

£270,000



Paul Carr Estate Agents are excited to bring to the market this three bedroom family home located on the popular Queslett Road.

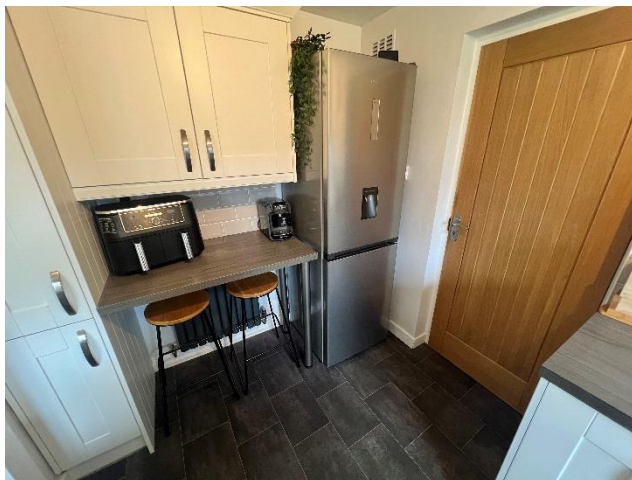
Situated on the park farm estate you are within close distance to local shops, amenities, ASDA supermarket, and links to the M6 Motorway.

Approached via a block paved driveway and entered a secure porch. The ground floor living space offers a large lounge with a central fireplace and patio doors leading out to the garden. The kitchen is a lovely modern suite with an array of wall and base units, plentiful countertop space, a tiled splash back, electric hob and oven finished with a sink and side drainer. The lean-to gives access to a useful utility room extension and an integral garage space.

Heading upstairs to the first floor you are presented with three bedrooms, two of which are good sized double rooms and then a smaller but still generously sized third bedroom. The family bathroom consists of a shower cubicle and hand wash unit with a separate W.C.

Externally, the home has a good sized private rear garden with a paved patio and fencing to the perimeter.

Viewing is highly recommended.





Property Specification

THREE BEDROOM
SEMI DETACHED
BEAUTIFULLY PRESENTED
RECENTLY REFURBED
PRIVATE GARDEN

Porch 3' 7" x 11' 10" (1.1m x 3.6m)

Entrance Hall 6' 3" x 11' 10" (1.9m x 3.6m)

Lounge 16' 5" x 12' 6" (5m x 3.8m)

Kitchen 7' 7" x 12' 6" (2.3m x 3.8m)

Utility 9' 2" x 5' 11" (2.8m x 1.8m)

Bedroom One 10' 2" x 12' 6" (3.1m x 3.8m)

Bedroom Two 12' 2" x 9' 10" (3.7m x 3m)

Bedroom Three 9' 10" x 6' 11" (3m x 2.1m)

Shower Room 7' 7" x 6' 7" (2.3m x 2m)

W. C 2' 11" x 4' 7" (0.9m x 1.4m)

Garage 14' 1" x 7' 7" (4.3m x 2.3m)

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 gas, electricity, water and drainage

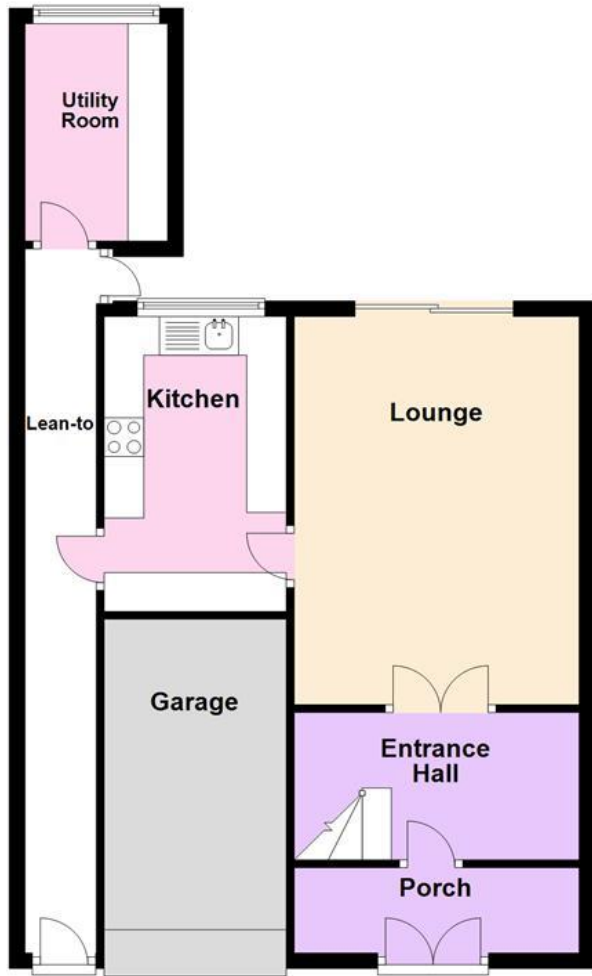
Council tax band: C

Tenure: Freehold

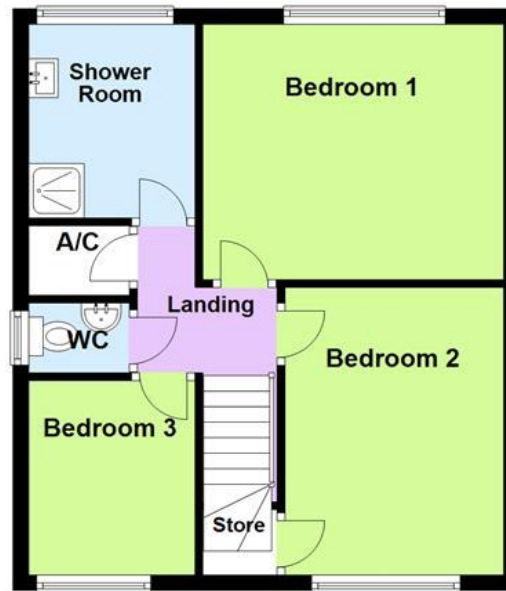
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | ∞ |
| (69-80) C | | | |
| (55-68) D | | ∞ | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

Map Location

