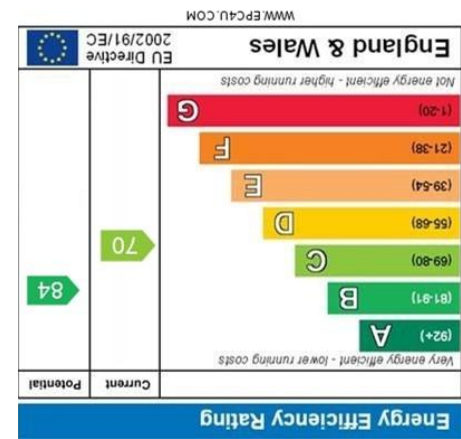


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Great Barr | 0121 241 4441



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SUMMER HOUSE WITH BAR AREA
- FEATURE FIREPLACE
- HUGE DRIVEWAY



Queslett Road, Great Barr, Birmingham, B43 7DU

Offers In Region Of  
£320,000



## Property Description

For sale is this immaculate, semi-detached property, a true gem in today's market. The house consists of three bedrooms, one reception room, and a kitchen diner. It is ideal for both families and couples seeking a blend of comfort and sophistication.

The property's appeal are its unique features. The summer house is a peaceful haven, perfect for unwinding after a long day. The built-in bar offers a touch of luxury and a fantastic space for entertaining guests. The kitchen diner has views of the landscaped garden, allowing for indoor/outdoor living during the warmer months.

The property is favourably located with excellent public transport links, nearby schools, local amenities, and amazing access routes. With an EPC rating of 'C' and council tax band 'B', this property represents an opportunity not to be missed. Please get in touch to arrange a viewing of this exceptional home.

The reception room is spacious, complete with large windows that allow for an abundance of natural light, illuminating the sleek, refurbished interior. The open-plan kitchen is a modern delight, fitted with the latest appliances, wood countertops, and a dining space. It is perfect for cooking up a storm or enjoying a leisurely breakfast.

**PORCH** Being tiled.

**HALLWAY** Stairs to first floor, window to side, ceiling light point, radiator.

**LIVING ROOM** 14' 2" MAX x 11' 6" (4.32m x 3.51m) Three windows to front, radiator spotlights, cladding feature wall with built-in electric fireplace, built-in cupboards, door to kitchen diner.

**KITCHEN DINER** 21' 0" MAX x 9' 6" (6.4m x 2.9m) Tiled, spotlighting, two ceiling light points, radiator, base units, sink, two windows to rear, built-in electric oven, electric Bosch hob and extractor fan, built-in fridge/freezer, dishwasher, wood work surfaces.

**FIRST FLOOR LANDING** Loft access and ceiling light point, storage cupboard.

**BEDROOM ONE** 11' 2" x 10' 8" (3.4m x 3.25m) Ceiling light point, radiator, window to front, built-in wardrobe and storage cupboard.

**BEDROOM TWO** 12' 0" x 8' 6" (3.66m x 2.59m) Window to rear, radiator, built-in wardrobe and storage cupboard.

**BEDROOM THREE** 9' 0" MAX x 7' 8" (2.74m x 2.34m) Window to front, ceiling light point.



**BATHROOM** 8' 2" x 5' 6" (2.49m x 1.68m) Laminate flooring, toilet, sink, bath, window to rear, three built-in wall cabinets and radiator, window to side, spotlights, extractor fan.

**REAR GARDEN** Paved area with side access, grass area, coal shed, storage shed, tiled area with steps to composite decking area and summer house having bi-folding doors, laminate flooring, ceiling light points, built-in bar.

Council Tax Band B - Walsall

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps.  
Highest available upload speed 0.4 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps.  
Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.  
Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

**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. Please note that all measurements are approximate.

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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

