





# Queslett Road Birmingham B43 6DS

for sale offers over  
**£400,000**



## Property Description

**\*\*ANNEX TO THE REAR \*\***

**\*\*\* 5TH BEDROOM VIA A GARAGE CONVERSION \*\*\***An Exceptional and Impressive Four / Five Bedroom Semi Detached Family Home with a One Bedroom Annex with Kitchen to the Rear Garden. This family home really ticks all the boxes with Outstanding Living Space and Versatility which includes a Garage Conversion which could easily be used as a Fifth Bedroom, Study and Utility Room. Three Reception Rooms to the Ground Floor with a Conservatory shows that this property is a must view to appreciate.

The popular Queslett provides easy access to Local Schools, Shopping Amenities and the M5 / M6 Motoway Links

## Entrance Hall

### Lounge

13' 6" x 12' 3" ( 4.11m x 3.73m )

### Reception Room Two

14' 4" x 12' 4" ( 4.37m x 3.76m )

### Reception Room Three

16' 1" x 10' 8" ( 4.90m x 3.25m )

### Utility Room

### Study

### Conservatory

9' 8" x 9' 5" ( 2.95m x 2.87m )

### Bedroom One

14' 1" x 10' 1" ( 4.29m x 3.07m )

### Bedroom Two

11' 3" x 5' 8" ( 3.43m x 1.73m )

### Bedroom Three

12' 2" x 10' 2" ( 3.71m x 3.10m )

### Bedroom Four

7' 7" x 6' 9" ( 2.31m x 2.06m )

### Family Bathroom

8' 4" x 8' 1" ( 2.54m x 2.46m )













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 357 6877**  
**E [greatbarr@connells.co.uk](mailto:greatbarr@connells.co.uk)**

907 Walsall Road Great Barr  
 BIRMINGHAM B42 1TN

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR311368](http://connells.co.uk/Property/GBR311368)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GBR311368 - 0011