



**Sundial Court Queslett Road, Birmingham B43 6DP**

**welcome to**

## **Sundial Court Queslett Road, Birmingham**

\*\*\*LEASEHOLD\*\*\*OVER 55'S\*\*\*COMMUNAL PARKING\*\*\*COMMUNAL GARDEN\*\*\*COMMUNAL CONSERVATORY\*\*\*ONE BEDROOM\*\*\*CENTRAL HEATING

### **Agent Note**

Council Tax Band C, The length of the lease is 125 years for 23rd February 2004.

### **Approach**

Paved drive with plenty of space for cars,

### **Communal Entrance Hall**

Ceiling light point, lift, electric meters, communal store, fire alarm call point

### **Entrance Hall**

Ceiling light point, Main entrance intercom, Emergency pull cord, Radiator, Loft access, Doors into

### **Lounge**

16' 8" x 9' 8" ( 5.08m x 2.95m )  
Double glazed window to rear of property, Ceiling light point, Gas fire and surround, Radiator, Emergency pull cord

### **Kitchen**

10' 1" x 6' 2" ( 3.07m x 1.88m )  
Double glazed window to side of property, Vinyl flooring, Integrated Fridge/freezer, Washer/dryer, Oven and hob with a range of wall and floor cabinets, Central heating boiler,

### **Bedroom One**

13' 9" x 9' 9" ( 4.19m x 2.97m )  
Double glazed window to rear of the property, ceiling light point, Central heating radiator, Cord and TV socket

### **Shower Room**

Ceiling light, Extractor fan, Shower, WC and heated towel rail.





### **Communal Conservatory**

18' x 12' 5" ( 5.49m x 3.78m )

Ceiling light, wall light and two electric heaters

### **Communal Garden**

Communal garden shed, mature shrubs, lawn, patio, fruit trees and side accesses.



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## Sundial Court Queslett Road, Birmingham

- LEASEHOLD
- OVER 55'S
- COMMUNAL PARKING
- COMMUNAL GARDEN
- COMMUNAL CONSERVATORY

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£90,000**



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)

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Property Ref:  
GRB111191 - 0008

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