



**Queslett Road, Birmingham B43 7EJ**

**welcome to**

## **Queslett Road, Birmingham**

\*\*\*MID TERRACE\*\*\*THREE BEDROOMS\*\*\*LOFT ROOM\*\*\*LOUNGE\*\*\*KITCHEN/DINER\*\*\*CONSERVATORY\*\*\*CLOAKROOM/WC\*\*\*SHOWER ROOM\*\*\*DRIVEWAY\*\*\*REAR GARDEN & SUMMERHOUSE\*\*\*

### **Agent Note**

The Council Tax Band is B.

### **Entrance Porch**

Double glazed door and carpet.

### **Downstairs Cloakroom**

Double glazed window to rear, ceiling spot lights, wc, sink and central heating radiator.

### **Lounge**

14' 9" into bay x 15' 9" max ( 4.50m into bay x 4.80m max )  
Double glazed bay window to front, ceiling light, two central heating radiators, laminate floor and stairs to first floor accommodation.

### **Kitchen/ Diner**

10' 8" x 10' 3" ( 3.25m x 3.12m )  
Double glazed window to rear, ceiling spot lights, wall and base units, worktops, sink, gas hob, integrated cooker, two storage cupboards, central heating radiator, vinyl floor and double glazed door to conservatory.

### **Conseravtory**

11' 9" x 9' ( 3.58m x 2.74m )  
Double glazed windows, insulated ceiling. ceiling light and vinyl floor.







### **Bedroom One**

9' 5" x 12' 9" ( 2.87m x 3.89m )

Double glazed window to front, ceiling light, central heating radiator and laminate floor.

### **Bedroom Two**

10' 3" max x 11' 8" ( 3.12m max x 3.56m )

Double glazed window to rear, ceiling light, central heating radiator, cupboard housing the boiler and laminate floor.

### **Bedroom Three**

7' 11" x 9' 7" ( 2.41m x 2.92m )

Double glazed window to front, ceiling light, central heating radiator, fitted cupboard and laminate floor.

### **Shower Room**

Double glazed window to rear, ceiling spot lights, shower cubicle, wc, sink, heated towel rail and vinyl floor.

### **Loft Room**

17' 7" max x 11' 10" ( 5.36m max x 3.61m )

Double glazed sky light to rear, ceiling spot lights, eaves storage cupboards, central heating radiator and carpet.

### **Front Garden**

Block paved driveway.

### **Rear Garden**

Decking, artificial lawn, pond and grass to rear.

### **Summer House**

Small summer house to rear of garden with electric supply and double glazed windows.



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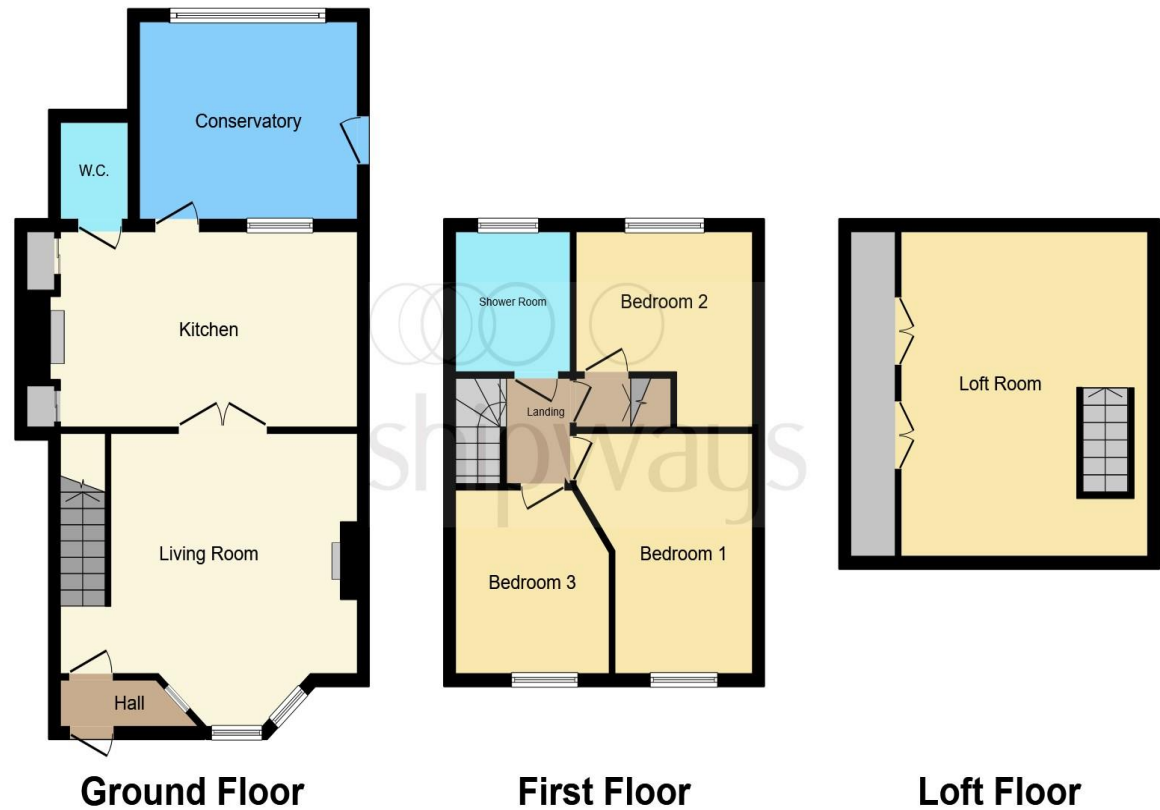
- MID TERRACE
- THREE BEDROOMS
- LOFT ROOM
- LOUNGE
- KITCHEN/DINER

Tenure: Leasehold EPC Rating: D

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

**£260,000**



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:  
GRB111166 - 0003

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