



**Queslett Road, Birmingham B43 6DS**

**welcome to**

## **Queslett Road, Birmingham**

Spacious FIVE-BEDROOM home in Great Barr with a large driveway. The ground floor includes a converted garage bedroom, two reception rooms, a modern kitchen, UTILITY ROOM and conservatory with a downstairs WC. Upstairs offers four bedrooms and a family bathroom. The rear garden features an ANNEX.

### **Agent Note**

Council Tax Band D

### **Approach**

#### **Entrance Hall**

Laminate flooring, radiator

### **Cloakroom**

Guest WC

### **Lounge**

13' 11" x 12' 3" ( 4.24m x 3.73m )

Double glazed french doors to the rear of the property, laminate flooring, ceiling light point, radiator

### **Dining Room**

13' 3" x 12' 2" ( 4.04m x 3.71m )

Double glazed bay window to the front of the property, laminate flooring, gas fire with surround, radiator

### **Downstairs Bedroom**

16' x 10' 10" ( 4.88m x 3.30m )

Converted garage, UPVC door and Double glazed window to the front, laminate flooring, spot lights, integrated speakers in ceiling,

### **Kitchen**

12' 3" x 10' 4" ( 3.73m x 3.15m )

Double glazed window to the rear of the property, a range of wall and base units with a roll top worksurface, integrated electric hob and oven, microwave, sink and drain, tiled flooring

### **Utility Room**

Sink and space for white goods and base units

### **Conservatory**

9' 3" x 8' 11" ( 2.82m x 2.72m )

Double glazed conservatory with UPVC door into garden







### **Landing**

Double glazed window to the side of the property, access to boarded loft via ladders. carpeted, wall lights.

### **Bedroom One**

11' 3" x 5' 7" ( 3.43m x 1.70m )

Double glazed window to the front and rear of the property, fitted wardrobes

### **Bedroom Two**

13' 11" x 9' 11" UPTO WARDROBES ( 4.24m x 3.02m UPTO WARDROBES )

Double glazed window to the rear of the property,, laminate flooring, fitted wardrobes, two wall lights, radiator

### **Bedroom Three**

11' 10" x 10' 1" UPTO WARDROBES ( 3.61m x 3.07m UPTO WARDROBES )

Double glazed window to the front of the property, fitted wardrobes, carpeted, radiator, two ceiling light points

### **Bedroom Four**

6' 11" x 7' 3" ( 2.11m x 2.21m )

Double glazed window to the front of the property, laminate flooring, fitted wardrobes, radiator, ceiling light point

### **Bathroom**

Double glazed window to the rear of the property, shower, WC, sink with vanity unit, spot lights, heated towel rail

### **Rear Garden**

Slabbed and lawn area, with wooden shed

### **Annex**

Annex includes lounge, kitchen and bedroom annex also has electric and water



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## Queslett Road, Birmingham

- FIVE BEDROOM
- SEMI DETACHED
- FREEHOLD
- LARGE DRIVEWAY
- ANNEX

Tenure: Freehold EPC Rating: D

offers in excess of

**£400,000**



**Ground Floor**



**First Floor**

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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**0121 358 2281**



[greatbarr@shipways.co.uk](mailto:greatbarr@shipways.co.uk)



905 Walsall Road, Great Barr, BIRMINGHAM,  
West Midlands, B42 1TN



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