









welcome to

Queslett Road, Birmingham

NO CHAINNEWLY REFURBISHED***NEW KITCHEN***NEW SHOWER ROOM***TWO RECEPTION ROOMS***EXCELLENT TRANSPORT LINKS***

Agent NoteThe Council Tax Band is C.

Entrance Porch

Double glazed door to front, double glazed window.

Entrance Hall

Upstairs storage, double glazed door to front, radiator.

Lounge

15' 7" into bay x 11' 11" (4.75m into bay x 3.63m) Double glazed window to rear, radiator.

Kitchen

12' 2" x 6' 2" into recess (3.71m x 1.88m into recess) Wall and base units, sink, boiler, double glazed window to front.

Landing

Loft access, double glazed window to rear, radiator.

Bedroom One

11' 10" x 11' 10" into recess (3.61m x 3.61m into recess) Double glazed window to rear, radiator.

Bedroom Two

10' 11" x 11' 11" (3.33m x 3.63m) Double glazed window to rear, radiator.

Bedroom Three

6' 3" x 8' 3" (1.91m x 2.51m) Double glazed window to front, radiator.

Shower Room

Shower cubicle, wc, heated towel rail, double glazed window to front.

Large Front Garden

Lawn with, shrubbs, driveway.

Large Rear Garden

Lawn with shrubs and trees.













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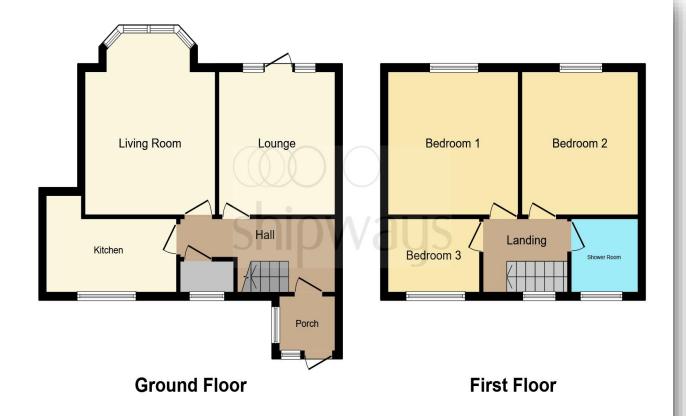
- NEWLY REFURBISHED PROPERTY
- EXCELLENT TRANSPORT LINKS TO M6/M5
- RANGE OF LOCAL SHOPS & RESTAURANTS NEARBY
- TWO RECEPTION ROOMS
- NEW MODERN KITCHEN

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

£375,000



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

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Property Ref: GRB112002 - 0006 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





0121 358 2281



greatbarr@shipways.co.uk



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



shipways.co.uk

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