



Queslett Road East, Streetly
Sutton Coldfield, B74 2AJ

£375,000

Welcome to Queslett Road East, an extended three bedroom semi detached family home located within close proximity of reputable local schools (catchment areas should be checked) and excellent public transport links, with the benefit of being sold with no onwads chain.

The property internally comprises an entrance porch leading to welcoming hall, extended lounge, dining room with feature bay window, extended kitchen, utility room and ground floor WC, first floor landing, three bedrooms with the third bedroom having a useful office/dressing area/kids playroom off, and a four piece family bathroom.

To the front is a block paved driveway providing off road parking for multiple vehicles and access to the shortened storage garage.

The rear garden is a great size, being south west facing, and having a patio area, lawn with mature shrubbery and fenced borders.

Internal viewing is highly recommended, to appreciate the size of accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

7' 3" x 5' 3" (2.21m x 1.60m)

Entrance Hall

11' 9" x 7' 4" (3.58m x 2.23m)

Extended Lounge

20' 5" x 10' 6" (6.22m x 3.20m)

Dining Room 14' 11"

(into bay) x 10' 9" (4.54m x 3.27m)

Extended Kitchen

16' 9" x 7' 2" (5.10m x 2.18m)

Utility Room

8' 11" x 7' 0" (2.72m x 2.13m)

WC

5' 4" x 3' 7" (1.62m x 1.09m)

Garage/Storage

9' 11" x 7' 0" (3.02m x 2.13m)

First Floor Landing

7' 2" x 7' 4" (2.18m x 2.23m)

Bedroom One

14' 9" (into bay) x 9' 6" (to wardrobes) (4.49m x 2.89m)

Bedroom Two

10' 8" x 11' 6" (max) (3.25m x 3.50m)

Bedroom Three

7' 1" x 7' 3" (2.16m x 2.21m)

Study/Dressing Room

12' 1" x 6' 11" (3.68m x 2.11m)

Bathroom

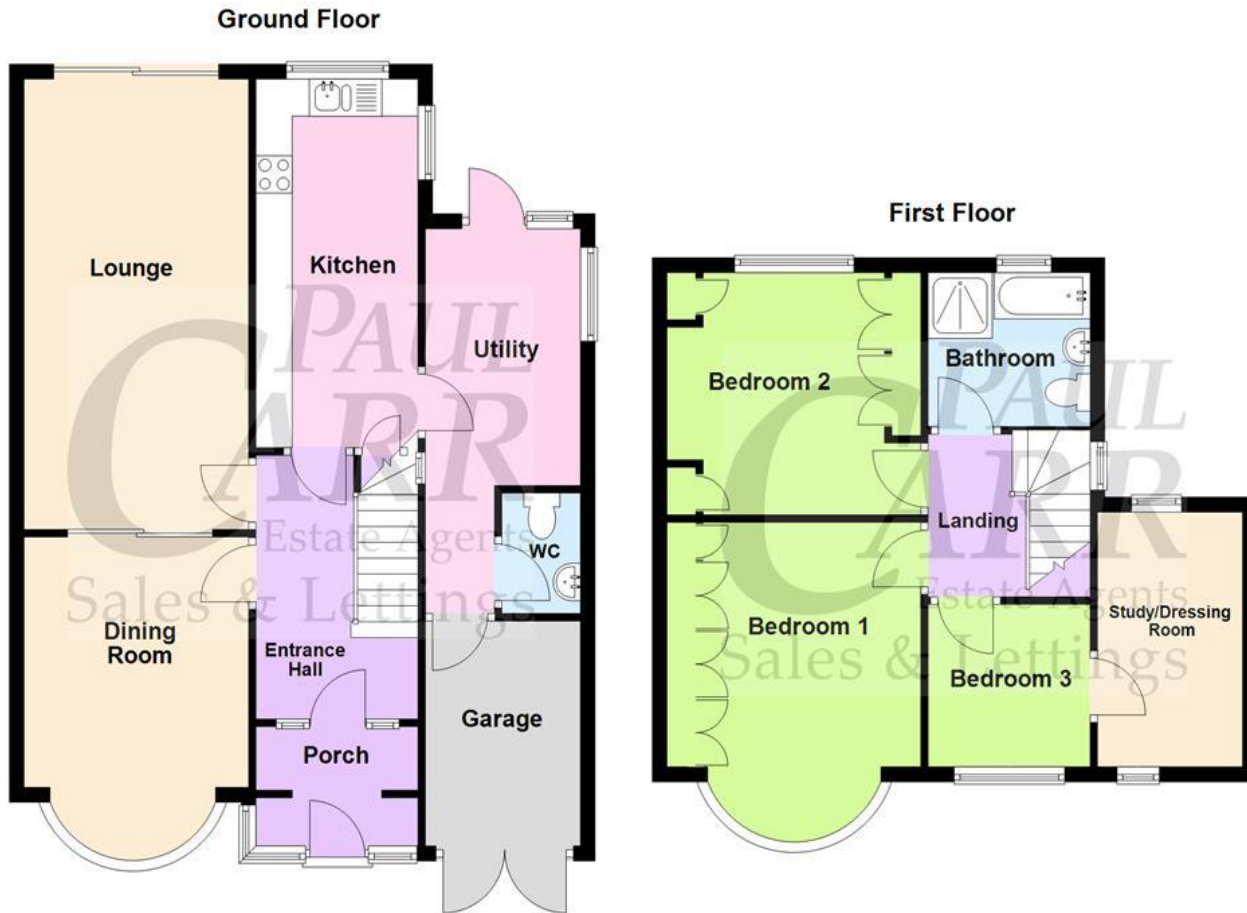
6' 9" x 7' 4" (2.06m x 2.23m)





Floor Plan

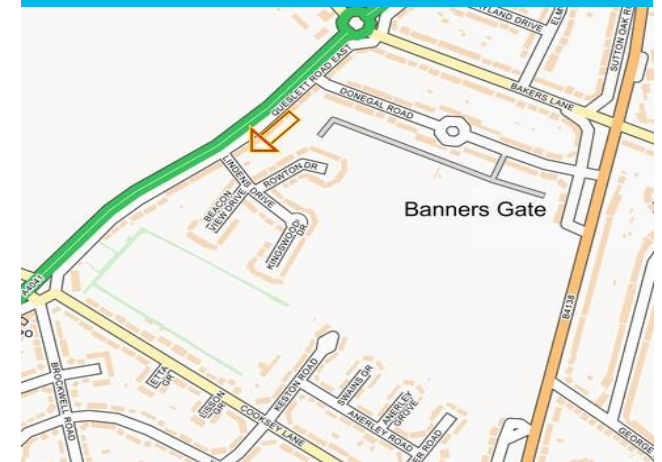
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Map Location









Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: 18th June 2024