



Queslett Road East, Streetly,
Sutton Coldfield, B74 2AJ

Offers Over £425,000

Paul Carr Estate Agents are delighted to bring to market this beautifully presented and extended three double bedroom detached family home which offers further potential to extend subject to all relevant permissions being obtained. Being positioned in a popular location with impressive outlook to fore and having access to popular local schools (catchment should be checked), transport links and local amenities.

This property should be top of your viewing list!

The spacious accommodation comprises welcoming reception hallway which offers a striking first impression that sets the tone for the rest of the property. Off the hallway are two beautifully presented and spacious reception rooms which offer versatile living space to suit your families needs. There is a wonderful extended breakfast kitchen, ground floor guest wc and utility room.

The first-floor accommodation boasts three double bedrooms and family bathroom with separate wc.

Outside the property benefits from a multi-vehicle driveway leading to, two garages and side gate giving access to a charming rear garden.

The rear garden has paved patio area which offers superb space for entertaining and al-fresco dining and is laid mainly to lawn with enclosed boundaries. Internal viewing is considered essential to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, Electric, Water, and Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Entrance Hallway

Reception Room 1

12' 3" max x 11' 6" max (3.73m x 3.50m)

Reception Room 2

11' 6" max x 18' 7" max (3.50m x 5.66m)

Breakfast Kitchen

14' 11" max x 15' 4" max (4.54m x 4.67m)

Utility Room

5' 10" x 7' 2" (1.78m x 2.18m)

Guest WC

5' 9" x 3' 0" (1.75m x 0.91m)

First Floor Accommodation

Bedroom 1

15' 1" max x 11' 7" max (4.59m x 3.53m)

Bedroom 2

12' 1" max x 10' 0" to wardrobes (3.68m x 3.05m)

Bedroom 3

8' 7" x 15' 2" (2.61m x 4.62m)

Bathroom

7' 7" max x 5' 4" max (2.31m x 1.62m)

Separate WC

2' 7" x 3' 3" (0.79m x 0.99m)

Outside

Garage 1 13' 10" x 8' 3" (4.21m x 2.51m)

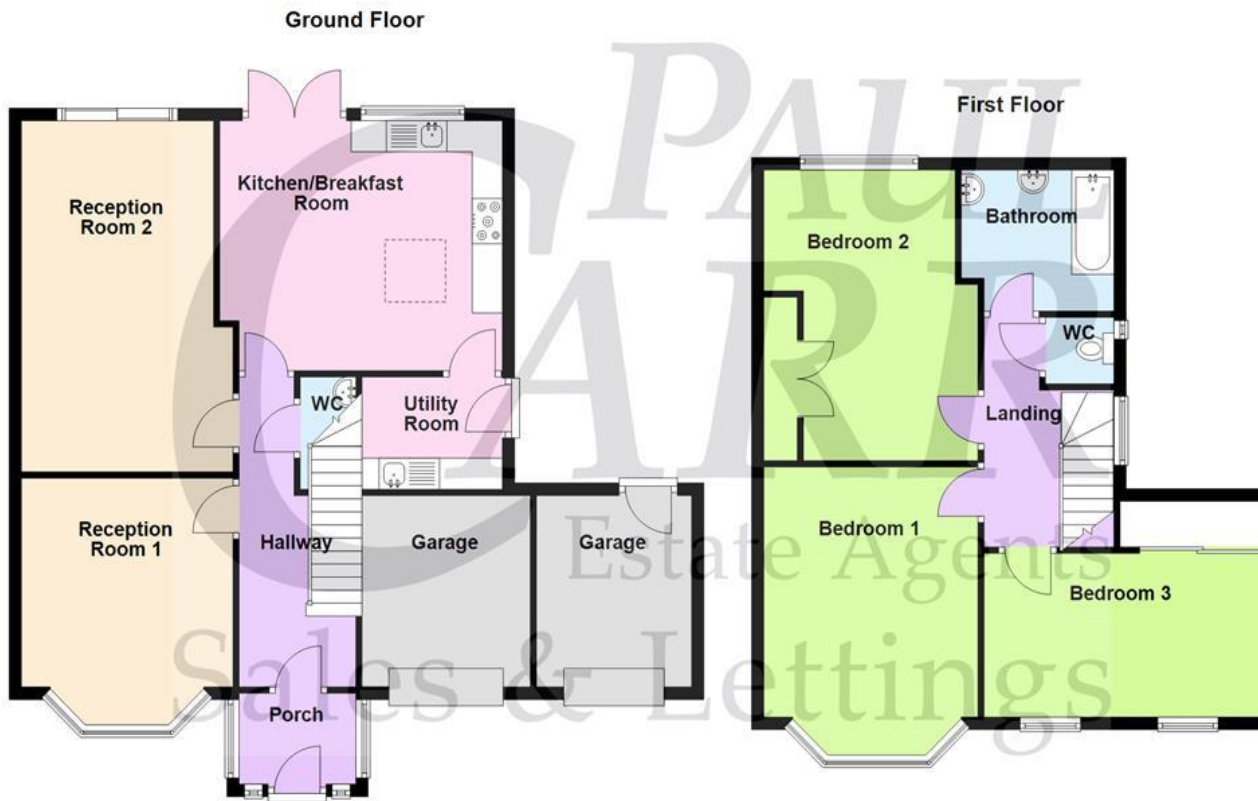
Garage 2 14' 3" x 8' 5" (4.34m x 2.56m)





Floor Plan

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

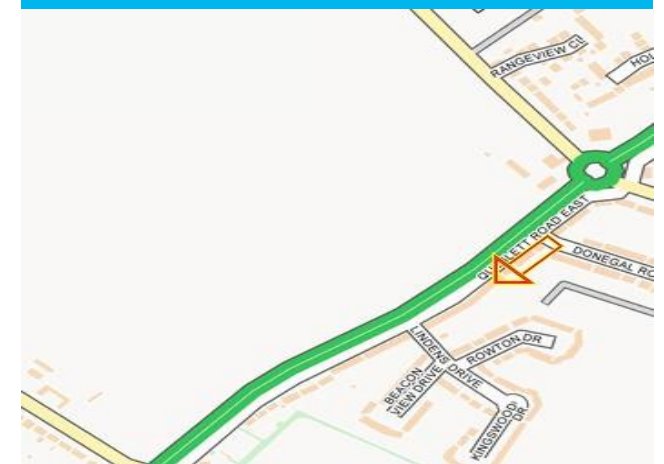


Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	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 July 2024