



Queslett Road East,
Sutton Coldfield, B74 2AH

£440,000

***** A SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH STUNNING OPEN PLAN KITCHEN & NO ONWARD CHAIN *****

This beautifully presented three-bedroom semi-detached family home on Queslett Road East is offered to the market with no onward chain. Situated in a highly regarded and sought-after location, the property benefits from excellent access to well-regarded schools, superb public transport links, and a wealth of local amenities nearby, making it an ideal choice for families.

Upon entering, you are welcomed by a light and spacious entrance hall that sets the tone for the rest of the home. The ground floor boasts a front lounge and a further rear lounge, perfect for versatile family living. A convenient ground floor WC adds practicality.

The real showpiece of the property is the extended open plan kitchen/dining room, a stunning hub of the home designed with both style and functionality in mind. Flooded with natural light from Velux windows and bi-folding doors that open onto the rear garden, this space truly brings the outdoors in. The modern kitchen features integrated appliances, including a dishwasher, fridge freezer, and wine cooler, with the impressive freestanding Rangemaster double oven included in the sale. Thoughtfully designed, it also offers space for a washing machine and tumble dryer, ensuring everyday convenience. With ample room for dining and entertaining, this is the perfect setting for family gatherings or hosting guests.

Upstairs, the property provides three generously sized double bedrooms and a stylish four-piece family bathroom, offering comfort and quality throughout. Externally, the home continues to impress.

A block-paved driveway provides off-road parking for multiple vehicles.

The south-east facing rear garden is of a lovely size, featuring a patio area ideal for outdoor dining and entertaining, a well-kept lawn, a charming summer house, and attractive fenced and shrubbery surrounds. This is a fantastic opportunity to acquire a spacious and immaculately presented family home in a prime location, ready to move straight into.

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 Hall

16' 4" x 5' 8" (4.97m x 1.73m)

Lounge

15' 11" (into bay) x 10' 11" (4.85m x 3.32m)

Living Room

13' 11" x 10' 11" (4.24m x 3.32m)

Open Plan Kitchen/Dining Room

22' 0" (max) x 15' 10" (max) (6.70m x 4.82m)

WC

4' 4" x 4' 1" (1.32m x 1.24m)

Garage

16' 2" x 8' 0" (4.92m x 2.44m)

First Floor Landing

Bedroom One

16' 0" (into bay) x 9' 0" (to wardrobe) (4.87m x 2.74m)

Bedroom Two

10' 5" x 10' 11" (3.17m x 3.32m)

Bedroom Three

13' 11" (max) x 13' 0" (max) (4.24m x 3.96m)

Family Bathroom

6' 8" x 7' 9" (2.03m x 2.36m)

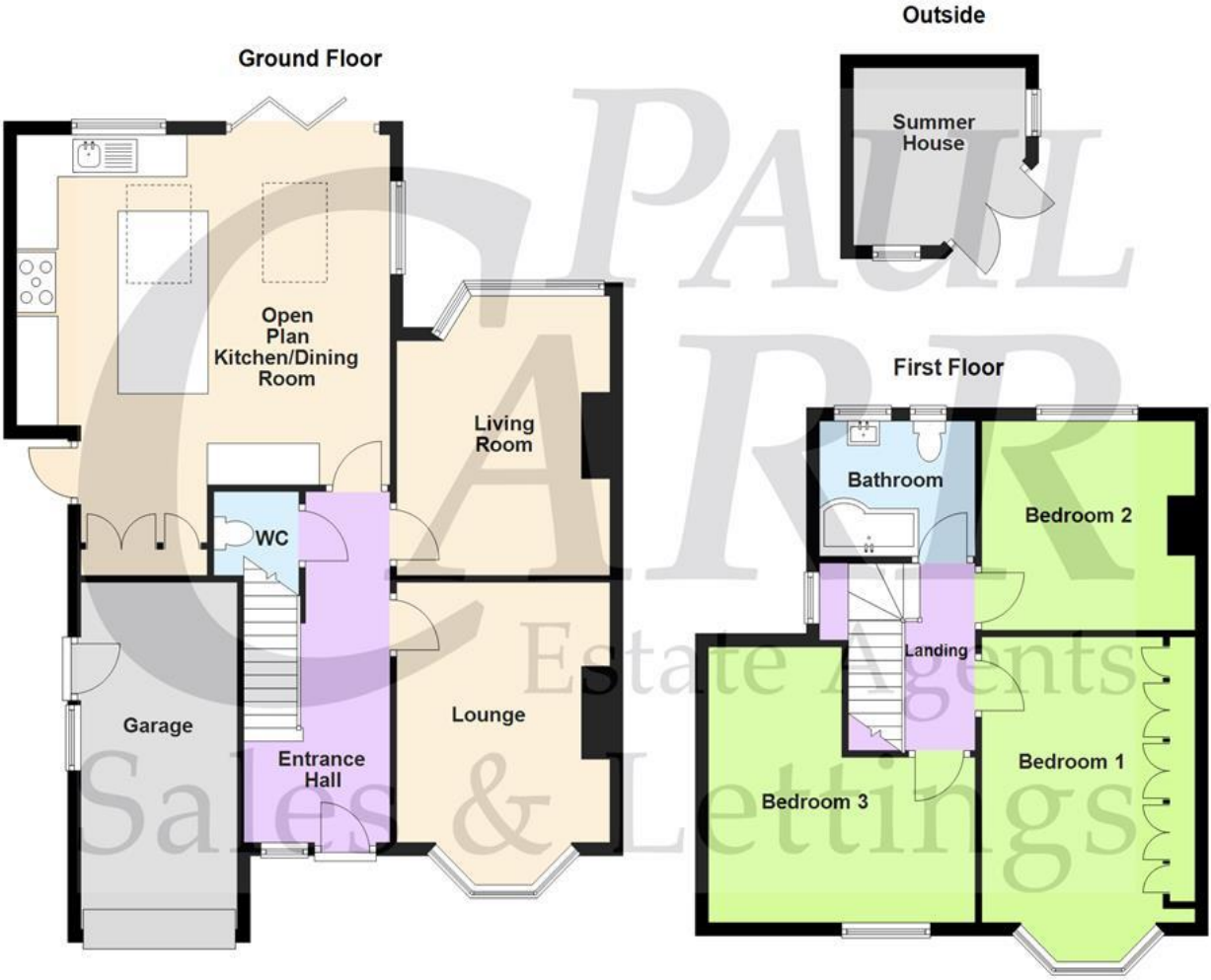






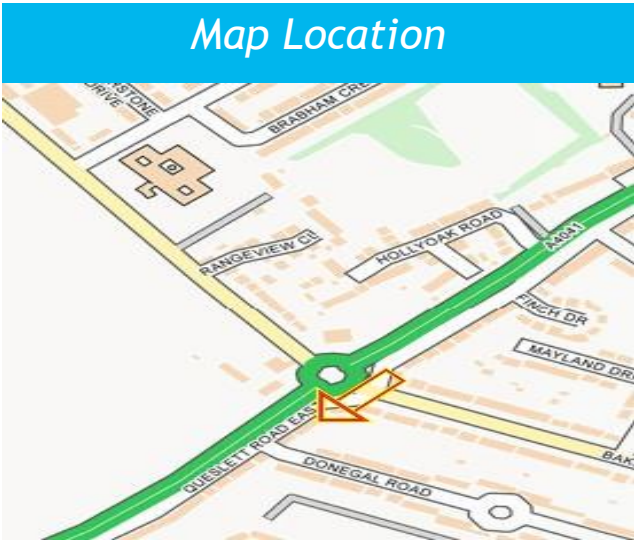
Floor Plan

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



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Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		









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: 1st September 2025