



Queslett Road, Great Barr
Birmingham, B43 7EX

Offers Over £295,000

Great Barr

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A beautiful modern extended semi detached property located on the popular Park Farm Estate in Great Barr giving close proximity to local schools and amenities. Positioned on a quiet slip road off the Queslett road and benefiting from three bedrooms, downstairs W.C and a rear extension giving additional dining room space.

The property is approached via an attractive private driveway providing off road parking for multiple vehicles.

The front door entry opens out into a welcoming entrance hallway which features a store cupboard, door into the lounge and a staircase leading up to the first floor accommodation. The lounge is a lovely open space with modern decor, light carpets, door into the kitchen and attractive double doors into the rear extension. The extension provides excellent additional dining area space running the width of the property with impressive skylights, benefitting from underfloor heating and a downstairs W.C. Leading through from the extension are double doors into a lengthy fitted kitchen which has a useful breakfast bar seating area, space for a small table and chairs and consists of a range of modern wall and base units with rolled edge work surfaces incorporating a gas hob and oven, and sink and drainer with window aspect towards the front.

On the first floor there are three good sized bedrooms, two being doubles and a reasonable size third bedroom, The third room also gives ladder access to a spacious boarded loft with velux windows. The family bathroom comprises of a striking suite with bathtub, wash hand basin with storage, W.C and a separate quadrant shower enclosure.

Externally the rear garden has steps leading up to a large decked terrace and inclined garden mainly laid to lawn with fencing to the perimeters and a storage shed to the rear.

Places of interest Pheseay Park Farm Primary School approx 2 miles
Barr Beacon Secondary School approx 2.2 miles
Asda Supermarket approx 0.5 miles
M6 Motorway approx 2.6 miles





Property Specification

STUNNING THREE BEDROOM
EXTENDED SEMI DETACHED
MODERN INTERIORS
SPACIOUS LOFT ROOM
DOWNSTAIRS W.C

Entrance Hallway 8' 2" x 12' 2" (2.5m x 3.7m)

Through Lounge 24' 3" x 6' 7" (7.4m x 2m)

Rear Extention 8' 2" x 18' 4" (2.5m x 5.6m)

Downstairs W.C

Kitchen 24' 3" x 6' 7" (7.4m x 2m)

Landing

Bedroom One 12' 6" x 9' 10" (3.8m x 3m)

Bedroom Two 11' 6" x 6' 11" (3.5m x 2.1m)

Bedroom Three 9' 2" x 11' 10" (2.8m x 3.6m)

Family Bathroom 9' 10" x 6' 7" (3m x 2m)

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:

Viewer's Note:

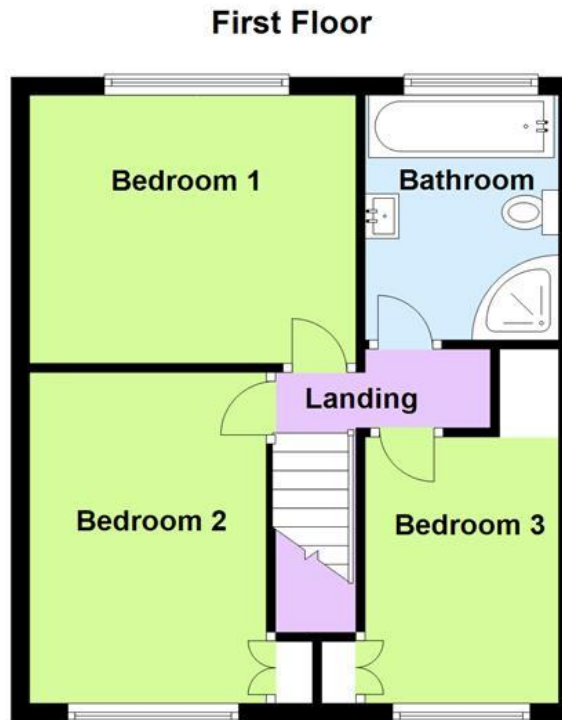
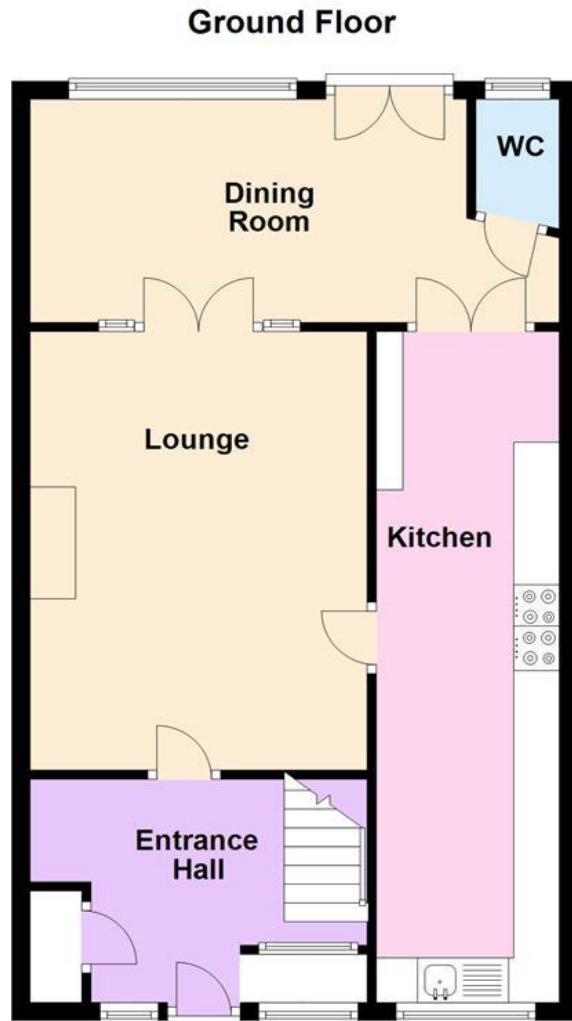
Services connected: mains electricity ,gas ,water and drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		

Size: 81.2KB

Map Location

