



276 Queslett Road, Great Barr  
Birmingham, B43 7EX

Offers Over £255,000

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Paul Carr Estate Agents are excited to bring to the market this three-bedroom family home located on the popular park farm estate. Situated on the Queslett Road you are within close distance to local shops, amenities, ASDA supermarket, and links to the M6 Motorway.

Approached via a block paved driveway and integral garage having the potential for usage as an additional room subject to necessary planning.

Entering through a secure porch the ground floor living space offers a well sized entrance hall, large lounge with a central fireplace and sliding doors leading to the sunroom being of a conservatory style construction with door leading to the rear garden and currently being used as a dining room. The kitchen has an array of wall and base units, plentiful countertop space, a tiled splash back, hob with above extractor and oven finished with a sink and side drainer, a door leads you to the side passageway providing access to the front and rear of the property.

To the first floor you are presented with three bedrooms, two of which are good sized double rooms and then a smaller but still generously sized third bedroom. The family shower room consists of a shower cubicle and hand wash unit with a separate W.C.

Externally, the home has a good sized private rear garden with fencing to the perimeter the property offers further potential to extend and allows the buyer to do their own modernisation throughout.

Viewing highly recommended.





## Property Specification

SEMI DETACHED FAMILY HOME  
THREE BEDROOMS  
LOUNGE  
SUN ROOM  
PRIVATE GARDEN

Porch 2' 1" x 11' 9" (0.63m x 3.57m)

Entrance Hall 6' 0" x 9' 6" (1.82m x 2.89m)

Reception Room 16' 2" x 12' 6" (4.92m x 3.8m)

Sun Room 4' 9" x 9' 9" (1.457m x 2.963m)

Kitchen 9' 10" x 6' 11" (3m x 2.12m)

Garage

Bedroom 1 12' 2" x 9' 3" (3.7m x 2.83m)

Bedroom 2 9' 6" x 12' 3" (2.9m x 3.74m)

Bedroom 3 9' 2" x 6' 9" (2.8m x 2.05m)

Shower Room 7' 8" x 6' 9" (2.34m x 2.06m)

### Agent's Note:

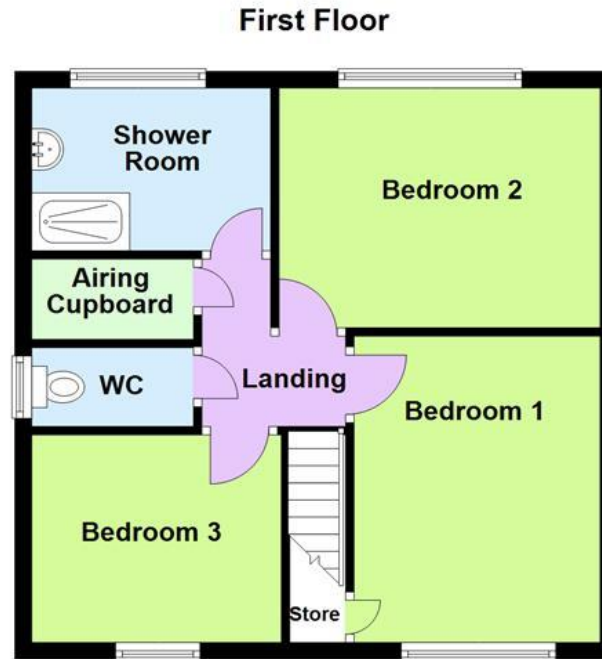
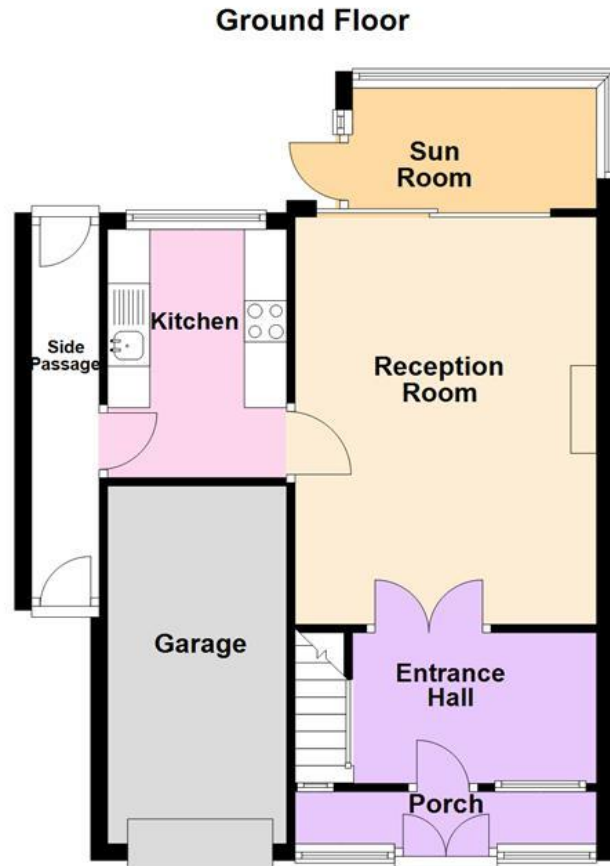
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:  
Council tax band: C  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0  
Restrictions:

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

