



Sundial Court, Queslett Road, Great Barr  
Birmingham, B43 6DP

**£95,000**



# Great Barr

£95,000



*Nestled within the sought after Sundial Court—an exclusive, purpose built development for the over 55s—this stylish first floor apartment is accessed via a secure communal entrance with internal lift service to all floors, combining contemporary comfort with ease of living.*

A welcoming hallway, complete with built in storage, leads you into:

- **Spacious Double Bedroom:** Bright and airy, with a large window overlooking the front of the building.
- \* **Modern Shower Room:** Comprising a W.C and wash hand basin, a generous walk- in shower with grab rails, a vanity mirror with integrated storage and a heated towel rail for added luxury.
- **Inviting Lounge:** A generous living area boasts both a charming bay window and a side window for maximum natural light, plus direct access to the kitchen.
- **Well Equipped Kitchen:** Fitted with contemporary wall and base units, a built-in electric hob and oven, stainless steel sink and drainer, and space for a tall fridge/freezer.

**Outside,** residents benefit from:

- **Private Parking**
- **Shared Conservatory:** A delightful social hub overlooking the beautifully maintained communal gardens, perfect for meeting neighbours or enjoying a quiet moment with a book.

The apartment is offered on a Leasehold basis, with service charges and ground rent - full details available upon request.

Don't miss this opportunity to join the friendly community at Sundial Court. Book your viewing today!







## Property Specification

TURN KEY APARTMENT OVER 55'S ONLY  
SPACIOUS ONE BEDROOM  
LOUNGE & SEPERATE KITCHEN  
MODERN BATHROOM  
PRIVATE PARKING



**Entrance Hallway**  
8' 2" x 6' 7" (2.5m x 2m)

**Bedroom**  
16' 1" x 9' 2" (4.9m x 2.8m)

**Lounge**  
17' 9" x 9' 10" (5.4m x 3m)

**Kitchen**  
8' 2" x 7' 3" (2.5m x 2.2m)

**Shower Room**  
6' 3" x 5' 11" (1.9m x 1.8m)

### Agent's Note:

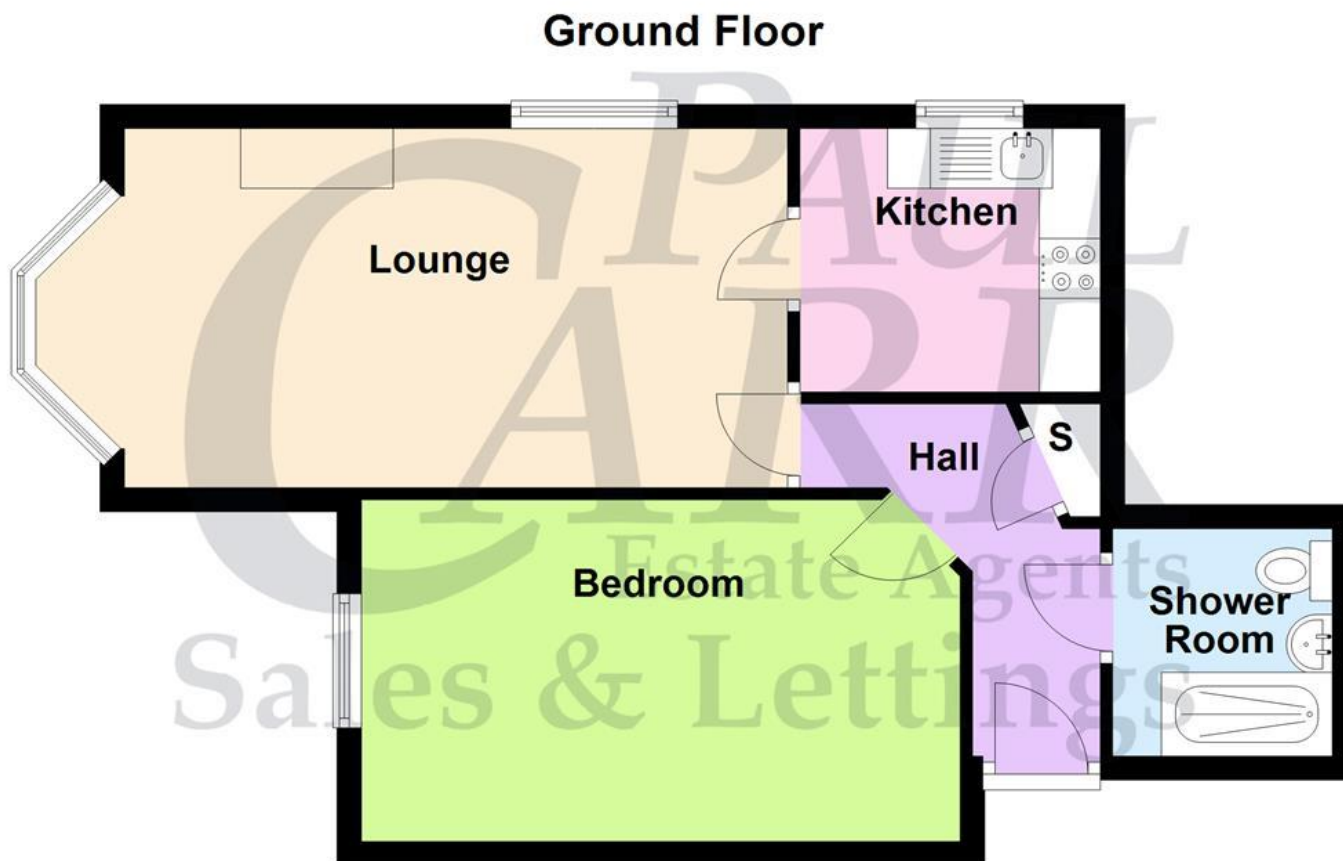
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: Leasehold 125 years from 23.02.2004  
103 years remaining  
Ground Rent: £300 per annum  
Service Charge: £242,86 per month

# 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		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

