



**Queslett Road, Great Barr
Birmingham, B43 6DR**

Offers in Excess of £425,000

Paul Carr Estate Agents are proud to bring to market this beautifully presented detached family home on Queslett Road, this property is in a prime location close to all amenities.

To the front of the property there is a private driveway suitable for multiple vehicles together with a garage for ideal storage space.

Through the porch you will enter the entrance hall which leads into several different parts of the property, the first of which being a converted space from part of the garage currently being used as a reception room but could create a office space or play room.

Further through the property you enter the kitchen which is fitted with ample wall and base units, double sink and benefits from a central island, leading from the kitchen there is a side entry which allows entrance through to the rear garden from the front of the property. The main living space of this property is the lounge and diner which is open plan and is a relaxing space with view over the rear garden, the ground floor also benefits from a conservatory and W.C.

Onto the first floor the property has three generous size double bedrooms, the master having fitted wardrobes, family bathroom consisting of wash basin, corner bath and shower unit with a separate W.C.

Externally the property has a garden which has a patio area at the top section - perfect for entertaining and to the bottom an array of plants and flower beds making this the ideal gardeners dream!

The property also benefits from a gated side entrance which runs along the side of the property to allow access to the rear garden.

Overall this is a property that needs to be viewed to be fully appreciated

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: mains electricity, gas, water and drainage

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via Greatbarr@paulcarrestateagents.co.uk



Kitchen
12' 10" x 9' 10" (3.9m x 3m)

Reception Room
10' 6" x 10' 2" (3.2m x 3.1m)

Conservatory
8' 10" x 8' 10" (2.7m x 2.7m)

Lounge/Diner
22' 0" x 17' 1" (6.7m x 5.2m)

Bedroom 1
13' 9" x 12' 2" (4.2m x 3.7m)

Bedroom 2
13' 9" x 9' 6" (4.2m x 2.9m)

Bedroom 3
12' 10" x 9' 6" (3.9m x 2.9m)

Bathroom
9' 2" x 7' 10" (2.8m x 2.4m)





Floor Plan

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



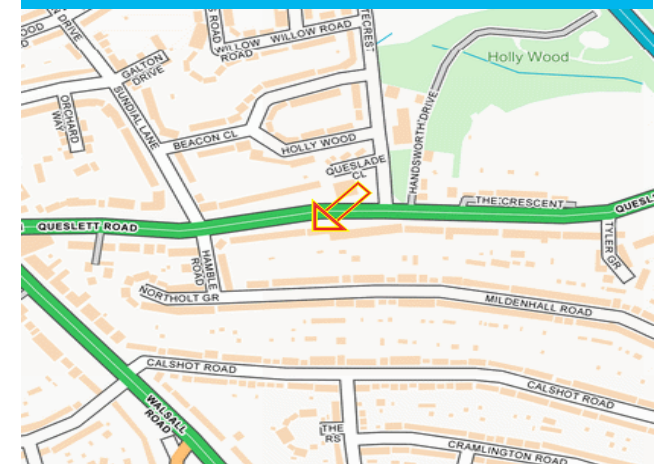
Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

www.EPC4U.COM

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: