



Sundridge Court, Queslett Road
Great Barr, Birmingham, B43 7DS

Offers in the Region Of £160,000

Great Barr

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Paul Carr Estate Agents are pleased to present an apartment located within a popular and well-regarded development in Great Barr

This two-bedroom first floor apartment offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property is set within Sundridge Court, a quiet residential complex that benefits from communal green spaces and secure gated parking with an allocated space for residents.

Internally, the apartment is ready for someone to put their own stamp on it, offering great potential to modernise to personal taste.

Upon entry, the hallway provides useful storage space and leads through to all rooms.

The family bathroom is of good proportions and fitted with white suite utilities including a hand wash basin, low-level WC, and a bathtub with an overhead shower. Both bedrooms are well-sized, with the main bedroom being a generous double, featuring laminate flooring which runs throughout the apartment.

The main lounge enjoys an abundance of natural light through double French doors that open onto a Juliet balcony, creating a bright and welcoming living area. The kitchen offers a range of wall and base units, complete with an integrated oven, hob, and extractor fan, plus space for further free-standing appliances. This apartment combines convenience, comfort, and potential in an excellent location close to transport links, local amenities, and well-regarded schools.

Offered with no upward chain, this property presents a fantastic opportunity not to be missed.





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:

Property Specification

CHAIN FREE
CONVENIENT LOCATION
PRACTICAL LAYOUT
WELL SIZED ROOMS
SECURE GATED PARKING

Bathroom 6' 4" x 9' 3" (1.92m x 2.82m)

Bedroom 1 17' 4" x 9' 3" (5.28m x 2.81m)

Bedroom 2 12' 5" x 6' 11" (3.78m x 2.12m)

Lounge 17' 1" x 10' 6" (5.20m x 3.19m)

Kitchen 7' 2" x 10' 2" (2.19m x 3.11m)

Hall 12' 0" x 7' 1" (3.66m x 2.17m)

Viewer's Note:

Services connected: Gas, Water, Electrics, Drainage
Council tax band: B
Tenure: Leasehold 106 years remaining
Ground Rent: £200 per annum
Service Charge: £1600 per annum

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

