

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

☎ 0121 323 3088



fouroaks@acres.co.uk



www.acres.co.uk



- ◆ Three bedrooms
- ◆ Family shower room
- ◆ Through lounge/dining room
- ◆ Extended, fitted breakfast kitchen
- ◆ Two single car garages
- ◆ Generous rear garden
- ◆ Multi-vehicular driveway to fore
- ◆ No upward chain
- ◆ Central, convenient location
- ◆ Close to Sutton Park
- ◆ Scope for potential development/alteration



103 QUESLETT ROAD EAST, STREETLY, B74 2AH - OFFERS AROUND £400,000

This extended, freehold, three bedroomed, semi-detached family home, has superb potential and scope for further development/alteration (subject to necessary planning permissions/regulations). The property benefits from gas central heating and pvc double glazing (both where specified), there is well regarded schooling for all ages and local shopping facilities positioned close by, additionally having access to public houses and readily available bus links, together with the delightful Sutton Park. Briefly comprising porch, welcoming reception hall, through lounge/dining room, extended, fitted kitchen, three bedrooms and a shower room. Externally there is a generous driveway to the fore, leading to two single car garages and to the rear is a well proportioned rear garden. The property is available with no upward chain and to fully appreciate the potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a paved driveway providing off road parking, flanked by a lawned fore garden with shrub border, access is gained to the accommodation via a pvc double glazed door opening to:

ENCLOSED PORCH: Tiled floor, door to:

RECEPTION HALLWAY: Storage cupboard, radiator, stairs off to first floor, doors off to:

THROUGH LOUNGE/DINING ROOM: 29' max into bay x 11' max Two radiators, double glazed bay window to front, double glazed sliding patio doors to rear.

EXTENDED BREAKFAST KITCHEN: 22'2" max / 13'2" min x 10' max / 6'11" min Having a range of eye and base level fitted units with work surfaces over, incorporating a single sink/drain unit, hob, oven, tiled walls, radiator, double glazed windows to rear and side, frosted double glazed door to side.

STAIRS TO FIRST FLOOR LANDING: Having a frosted double glazed window to side, loft access, doors off to:

BEDROOM ONE: 15'9" max into bay x 11' max into wardrobes Radiator, double glazed bay window to front.

BEDROOM TWO: 11' max x 10'5" max Radiator, double glazed window to rear.

BEDROOM THREE: 10'5" x 9' Radiator, large storage cupboard, double glazed window to front.

SHOWER ROOM: Walk in shower cubicle, low flushing wc, pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window to rear.

TWO SINGLE CAR GARAGES: 16' x 7'10" & 16' x 8'2" Both having up and over doors to front, connecting door and door to side. **(Please check the suitability of these garages for your own vehicles)**

OUTSIDE: Generous rear garden having lawn flanked by shrub borders.



TENURE: We have been informed by the vendor that the property is freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

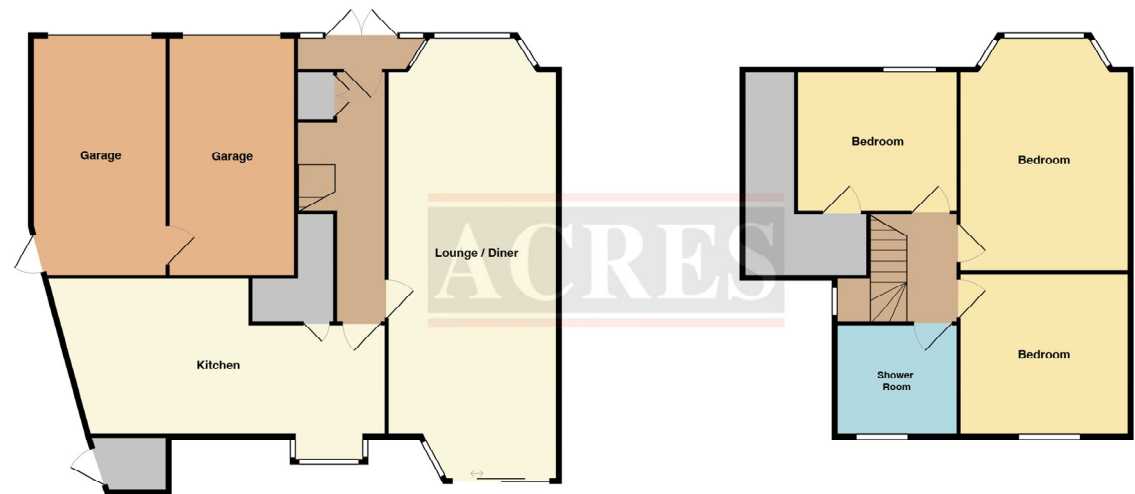
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set as a continuation of Questlett Road, Great Barr

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Queslett Road East, Streetly, Sutton Coldfield, B74 2AH



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.