

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222    ✉ greatbarr@acres.co.uk    @ www.acres.co.uk



- \* EXTENDED SEMI DETACHED PROPERTY
- \* THREE BEDROOMS
- \* SPACIOUS LIVING ROOM
- \* EXTENDED DINING ROOM
- \* FITTED KITCHEN
- \* SEPARATE UTILITY
- \* FAMILY SHOWER ROOM
- \* PRIVATE REAR GARDEN
- \* OFF ROAD PARKING AND GARAGE
- \* IDEAL FIRST TIME BUY



280 Queslett Road, Great Barr, B43 7EX - Offers in excess £250,000



This is a well presented extended semi property situated on a very popular residential road on The Park Farm housing development. The interiors benefit from double glazing and electric storage heating (both where specified). The interiors are spacious throughout and include, enclosed porch, large welcoming hallway leading into wonderful living room with double doors feeding into extended dining room, fitted kitchen and side passage leading to separate utility space, garage and driveway. To the first floor are two excellent double bedrooms and a single bedroom, there is also a large family shower room with separate W.C.. To the front is off road parking for multiple cars leading to garage front. To the rear is a low maintenance private garden with patio to fore leading to garden. Ideal first time buy – hurry before you're too late!

Accessed from the fore via driveway offering off road parking along with access to garage front and door leading into;

**PORCH: 12'2 x 3'6:** Double glazed windows and door with door into;

**HALLWAY: 8'1 x 5'11 :** A large light and airy hallway with stairs to first floor, cupboard space, radiator and doors into;

**LIVING ROOM: 12'4 max, 11'1 min x 16'0 :** A great size through living area with fire surround and fire, radiator and doors into;

**EXTENDED DINING ROOM: 18'10 x 7'9 :** Another great extended living /dining space with double glazed windows and door to rear along with access into;

**FITTED KITCHEN: 6'10 x 9'10 :** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding oven, tiling to splashback, space for fridge freezer, radiator and door into;

**SEPARATE UTILITY: 5'9 x 3'9 :** Having access to front and rear along with access into internal garage. Space and plumbing for washing machine and fridge freezer.

**LANDING: 5'8 x 2'7 :** Access to loft and doors into;

**BEDROOM ONE: 12'3 max, 10'7 (wardrobe) x 10'6:** A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM TWO: 9'2 x 12'8 :** A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE: 6'11 x 9'10 :** A final spacious bedroom, double glazed window to front and built in cupboard space and radiator.

**BATHROOM: 6'10x 7'10 :** A large family shower room to include; walk in shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

**SEPARATE W.C: 2'7 x 4'2:** Having close coupled WC and double glazed window to side.

**REAR GARDEN:** A good size private rear garden with paved patio area and lawn with fencing to borders.

**GARAGE: 7'0 x 15'4 :** Pull to garage doors to front, ceiling light and power points. *(please check the suitability of this garage for your own vehicle)*

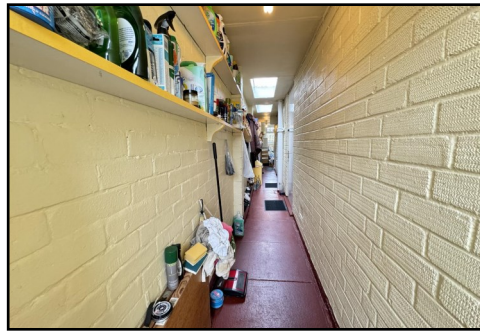
**TENURE:** We have been informed by the vendors that property is **Freehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** C.

**VIEWING:** Recommended via Acres on 0121 358 6222.





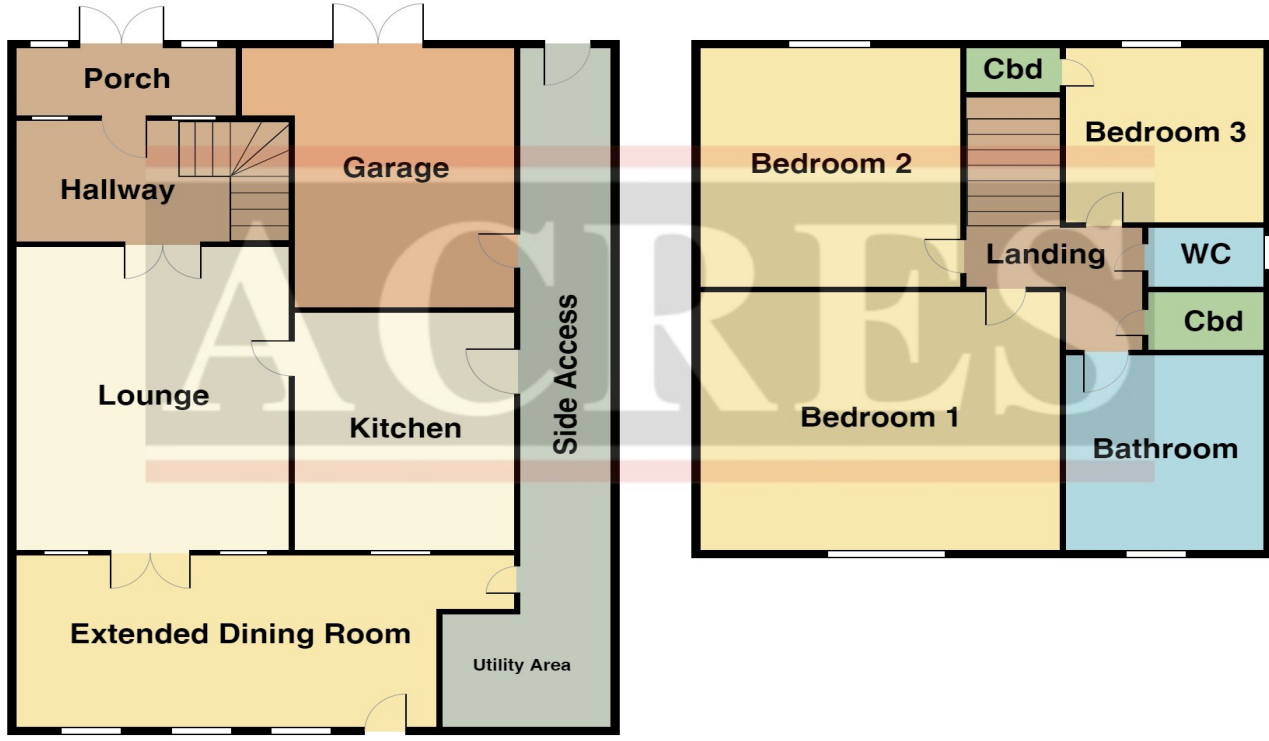
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

**280 Queslett Road, Great Barr, B43 EX**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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

**280 Queslett Road, Great Barr, B43 7EX**