

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- HIGH SPEC THROUGHOUT
- SPACIOUS SITTING ROOM
- STUNNING OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- LARGE REAR GARDEN



QUESLETT ROAD, GREAT BARR, B43 6DR - OFFERS IN THE REGION OF £450,000

WOW! This is an absolutely stunning property that has been considerably extended and improved by the current owner to a fantastic standard! Benefiting from double glazing and gas central heating (both where specified) The interiors offer, light and airy hallway, large stylish lounge to front, along with additional sitting room being open plan and leading into the most stunning and beautiful newly fitted high quality kitchen with centre island along with being open plan to a third sitting area and dining space and bi-fold doors onto patio. The property also offers a separate utility room and downstairs guest W.C.. To the first floor is a spacious landing giving access into three excellent double bedrooms including master bedroom with en-suite and another great sized fourth bedroom/home office and modern family bathroom. Outside is a fore garden offering multiple parking space and to the rear is a very well-manicured garden with patio and lawn with planted beds to side. Viewing is absolutely essential to appreciate the size, location and quality of this wonderful family home! HURRY BEFORE YOU'RE TOO LATE!

Accessed via large driveway allowing off road parking to front along with lawn area, access to garage front and door leading into;

HALLWAY: 6'8 max, 3'8 min x 16'3: A light and airy landing with stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 11'8 max, 10'7 min x 15'3 (bay): A great size living area with fire surround and fire, radiator, double glazed bay window to front.

REAR RECEPTION ROOM: 11'9 max, 11'1 min x 15'8: Another spacious, well presented reception room with fire surround and fire, radiator and open plan with;

EXTENDED OPEN PLAN KITCHEN/DINER: A stunning extended modern kitchen with centre island with sink and drainer, quartz work surfaces, drawer base and eye level units, integrated cooker with gas hob with extractor hood over, wine cooler and dish washer with space and plumbing for American style fridge / freezer, tiling to splashback and open plan with dining space along with door leading into;

UTILITY ROOM: 6'6 x 4'4: Range of wall and base units, sink and drainer, space and plumbing for washing machine and tumble dryer.

DOWNSTAIRS GUEST W.C: 2'5 x 6'11: Close couple W.C and wash hand basin.

LANDING: 11'2 max, 3'7 min x 9'5 max, 2'8 min: A spacious landing space with access into loft and doors into;

BEDROOM ONE: 11'9 max, 8'9 (wardrobe) x 15'3 (bay) 12'3 min: A great size double bedroom with double glazed bay window to front, built in wardrobe system and radiator along with door into;

ENSUITE: 5'2 x 6'8: Fitted suite with shower cubicle, wash hand basin set into vanity unit, close couple W.C, radiator and double glazed opaque window to front.

BEDROOM TWO: 11'9 max, 9'9 (wardrobe) x 13'1: A further good size double bedroom with double glazed window to rear, built in wardrobe system and radiator.

BEDROOM THREE: 7'5 max, 6'8 min x 13'3 max, 11'9 (wardrobe): A further double bedroom, double glazed window to rear, built in wardrobe system and radiator.

BEDROOM FOUR/HOME OFFICE: 7'5 x 7'4: A final spacious single bedroom, double glazed window to front and radiator.

BATHROOM: 6'8 x 11'4 max, 8'6 min: A spacious family bathroom to include; corner panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A fantastic sized rear garden with patio to fore leading to large lawn with two shed units to far rear and fencing to borders.

GARAGE: Up and over garage door with ceiling lights, power points and door into utility room. (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

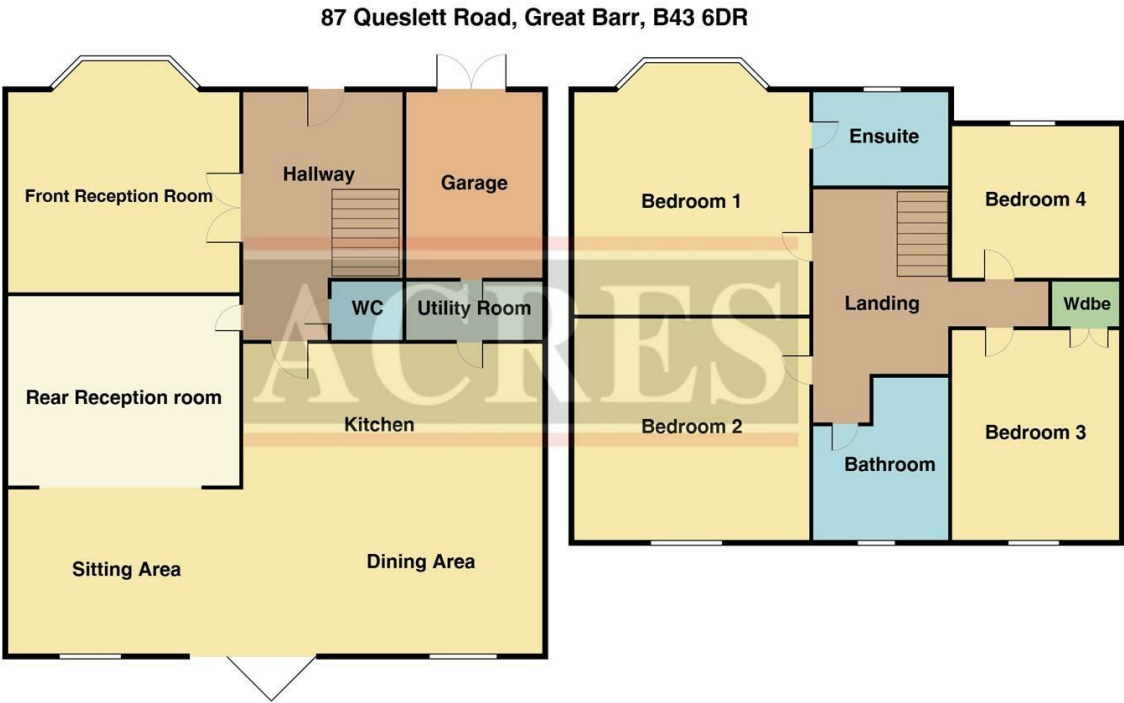
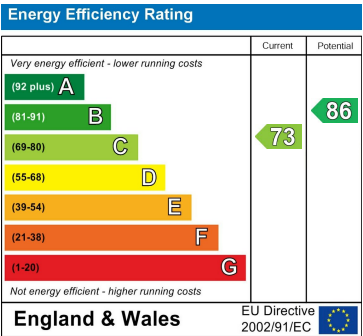
VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX : C

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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.