



Queslett Road, Great Barr
Birmingham, B43 7EL

Offers in Excess of £230,000

Great Barr

Offers in Excess of £230,000



We are delighted to present for sale this refurbished and extended two-bedroom end-terrace home, ideally situated on Queslett Road, just off the popular Pheasey Estate.

The property is conveniently positioned for a range of local amenities, schooling and excellent transport links, including the M6 motorway network.

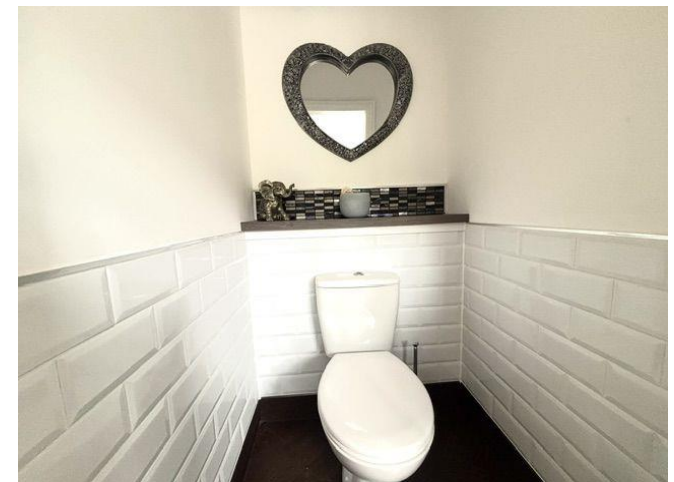
The property offers well-presented accommodation throughout and would make an ideal first-time purchase or ready-made investment opportunity. Upon entering, the spacious front reception room provides a welcoming principal living space, benefiting from a bay window which allows plenty of natural light into the room. The modern kitchen is fitted with a host of wall and base cabinets with work surfaces over, together with space for integrated appliances. An airing cupboard houses the boiler, which is approximately two years old, while useful additional storage is provided beneath the stairs. To the rear, the property has been extended to create a useful utility room, with a guest W.C. incorporated for added convenience.

Moving upstairs, the landing gives access to two well-proportioned double bedrooms. The front principal bedroom spans the full width of the property and benefits from built-in wardrobe space. A modern family bathroom completes the first-floor accommodation and features a contemporary suite comprising a built-in wash hand basin and W.C., together with a P-shaped bath, shower fitting over and glazed shower screen. The room is predominantly tiled.

Externally, the property benefits from a newly refurbished block-paved frontage.

To the rear is a particularly pleasant tiered garden, featuring a patio area with neat block-paved steps leading upwards to a lawned section, established planting beds and further paved areas. The garden also benefits from a useful storage shed, a rear canopy offering flexible outdoor usage and a pond area, creating an attractive and versatile outside space.

Overall, this is a well-presented and improved home offering spacious accommodation, useful extensions and an attractive garden, making it an excellent choice for a first-time buyer



Property Specification

REFURBISHED & EXTENDED END TERRACE
TWO DOUBLE BEDROOMS
MODERN FITTED KITCHEN
EXTENDED UTILITY & GUEST W.C
LANDSCAPED TIERED REAR GARDEN



Lounge
14' 5" x 14' 1" (4.4m x 4.3m)

Kitchen
11' 2" x 14' 1" (3.4m x 4.3m)

Utility Room
10' 6" x 8' 6" (3.2m x 2.6m)

Downstairs W.C
4' 3" x 3' 3" (1.3m x 1m)

Bathroom
7' 7" x 6' 11" (2.3m x 2.1m)

Bedroom One
11' 10" x 10' 10" (3.6m x 3.3m)

Bedroom Two
14' 9" x 8' 10" (4.5m x 2.7m)

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

