



Queslett Road East, Streetly
Sutton Coldfield, B74 2EU

£450,000

Occupying a convenient position on Queslett Road East in Streetly, this spacious three double bedroom semi-detached family home is ideally located for reputable local schools, excellent public transport links, nearby amenities and a variety of popular pubs and eateries. The property occupies a generous plot extending to approximately 0.14 acres.

The property is approached via a generous block-paved driveway, providing off-road parking for multiple vehicles, together with access to the garage, gated side access to the rear garden and an enclosed entrance porch.

Internally, the accommodation begins with a bright and spacious entrance hallway, with doors leading to the principal ground-floor rooms. The generous through lounge and dining room provides an excellent space for both everyday family living and entertaining, with direct access into the conservatory overlooking the rear garden. The extended kitchen and breakfast room has been fitted in a modern and contemporary style, offering plenty of preparation and storage space. From here, there is access into a useful utility room, which provides internal access to the garage. A convenient ground-floor WC completes the downstairs accommodation.

To the first floor, a bright landing gives access to three genuine double bedrooms, making the property particularly well suited to growing families. All three bedrooms are served by a luxurious shower room, comprising a large walk-in shower, low-flush WC, wash hand basin and stylish infinity mirror.

One of the standout features of this impressive home is the substantial rear garden, offering a wonderful amount of outdoor space for the whole family to enjoy. The garden features a number of patio seating areas, an extensive lawn, mature shrubs and securely fenced boundaries. Offering an abundance of space throughout, both internally and externally, this superb family home must be viewed to be fully appreciated.

Internal viewing is essential.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

Entrance Hall

19' 1" x 5' 7" (5.81m x 1.70m)

Lounge/Dining Area

30' 10" x 10' 8" (9.39m x 3.25m)

Kitchen/Breakfast Room

14' 5" x 13' 5" (max) (4.39m x 3.35m)

Conservatory

8' 4" x 9' 9" (2.54m x 2.97m)

Utility Room

6' 8" x 5' 0" (2.03m x 1.52m)

Ground Floor WC

Garage

14' 6" x 7' 5" (4.42m x 2.26m)

First Floor Landing

Bedroom One

15' 8" x 10' 7" (4.77m x 3.22m)

Bedroom Two

14' 7" x 10' 10" (4.44m x 3.30m)

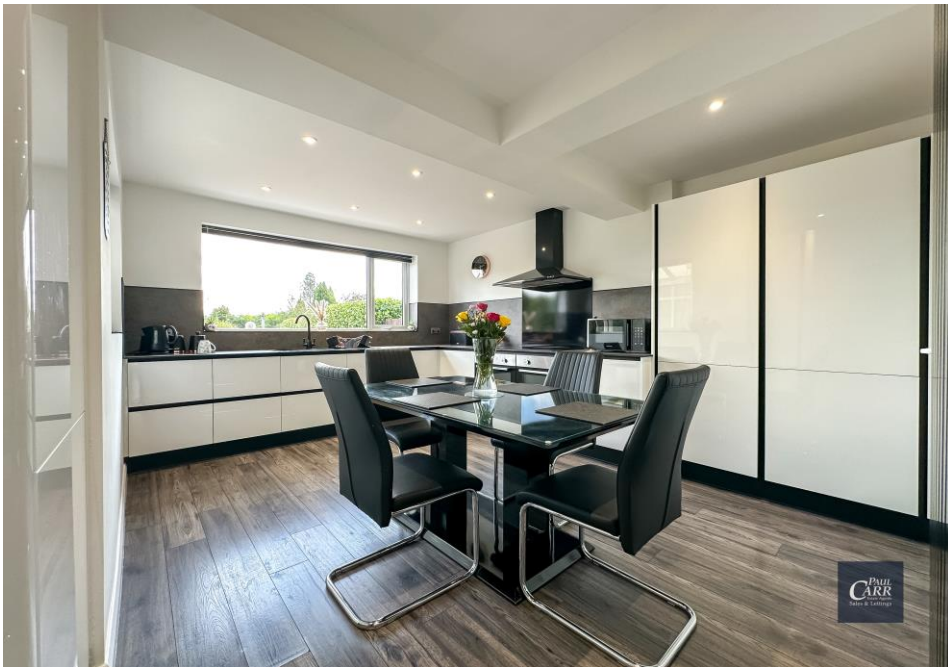
Bedroom Three

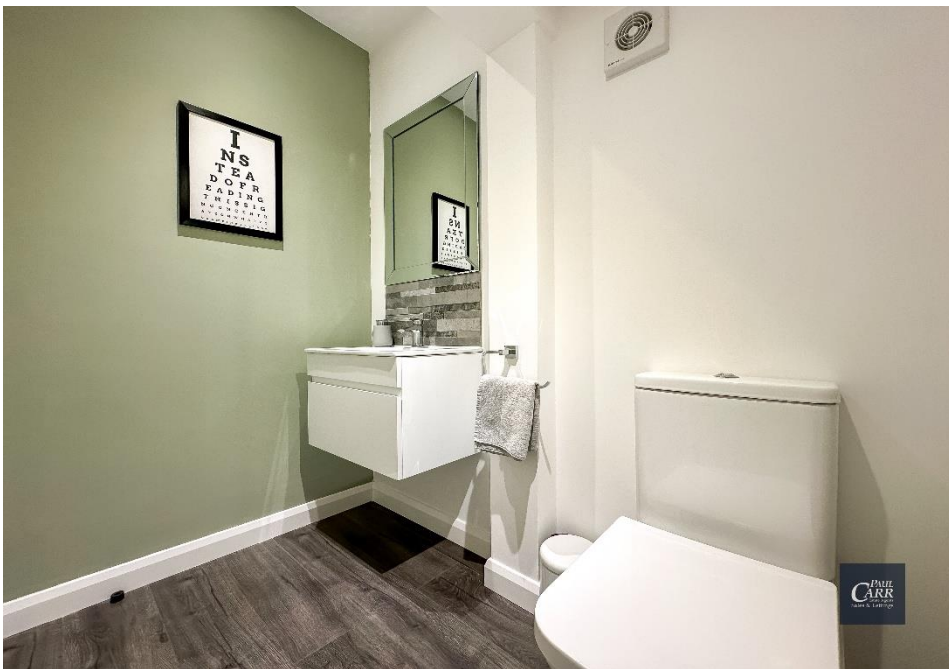
13' 7" x 10' 8" (max) (4.14m x 2.34m)

Shower Room

8' 6" x 7' 2" (2.59m x 2.18m)







Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

**NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE**

Map Location









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.