Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk

Queslett Road East, Streetly
Sutton Coldfield, B74 2ES

£500,000

Situated on the ever popular Queslett Road East, this spacious four bedroom semi detached family home offers excellent potential for growing families and is ideally located close to reputable local schools, public transport links, everyday amenities and the stunning 2,400-acre Sutton Park National Nature Reserve.

Occupying a generous plot, the property benefits from a double storey side and rear extension, creating versatile living accommodation across two floors. Offered for sale with no upward chain, the home presents an excellent opportunity for buyers looking to personalise a property to their own taste, with the accommodation being well-maintained throughout.

Externally, the property boasts a driveway providing off-road parking, access to the garage and an enclosed entrance porch. Internally, the ground floor briefly comprises a welcoming entrance hall, spacious lounge/dining room with bay window, separate reception room ideal as a playroom or home office, useful utility/WC and an extended kitchen/breakfast room offering ample space for family dining and entertaining, with access to the rear garden.

To the first floor are four well proportioned bedrooms, including an impressive principal bedroom with dressing area and en-suite shower room. The remaining bedrooms are served by a family bathroom and separate WC, making the layout ideal for larger families.

The property further benefits from gas central heating and double glazing (where specified).

Homes of this size and location rarely remain on the market for long. Internal viewing is highly recommended to fully appreciate the space, potential and convenient setting on offer.

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

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Accommodation

Entrance Porch 5' 5" x 4' 7" (1.65m x 1.40m)

Entrance Hall 15' 2" x 4' 7" (4.62m x 1.40m)

Lounge/Dining Room 25' 8" x 10' 2" (7.82m x 3.10m)

L Shape Kitchen/Breakfast Room
20' 11" (max) x 20' 9" (max) (6.37m x 6.32m)

Reception Room 15' 3" x 6' 11" (4.64m x 2.11m)

Utility/WC 6' 6" x 5' 6" (1.98m x 1.68m)

Garage 16' 5" x 7' 3" (5.00m x 2.21m)

First Floor Landing

Bedroom One 21' 0" x 9' 9" (6.40m x 2.97m)

Dressing Area 6' 7" x 7' 0" (2.01m x 2.13m)

En-Suite 7' 11" (max) x 6' 9" (max) (2.41m x 2.06m)

Bedroom Two 14' 6" (into bay) x 9' 4" (4.42m x 2.84m)

Bedroom Three 12' 4" x 8' 8" (3.76m x 2.64m)

Bedroom Four 10' 9" x 8' 4" (to wardrobe) (3.27m x 2.54m)

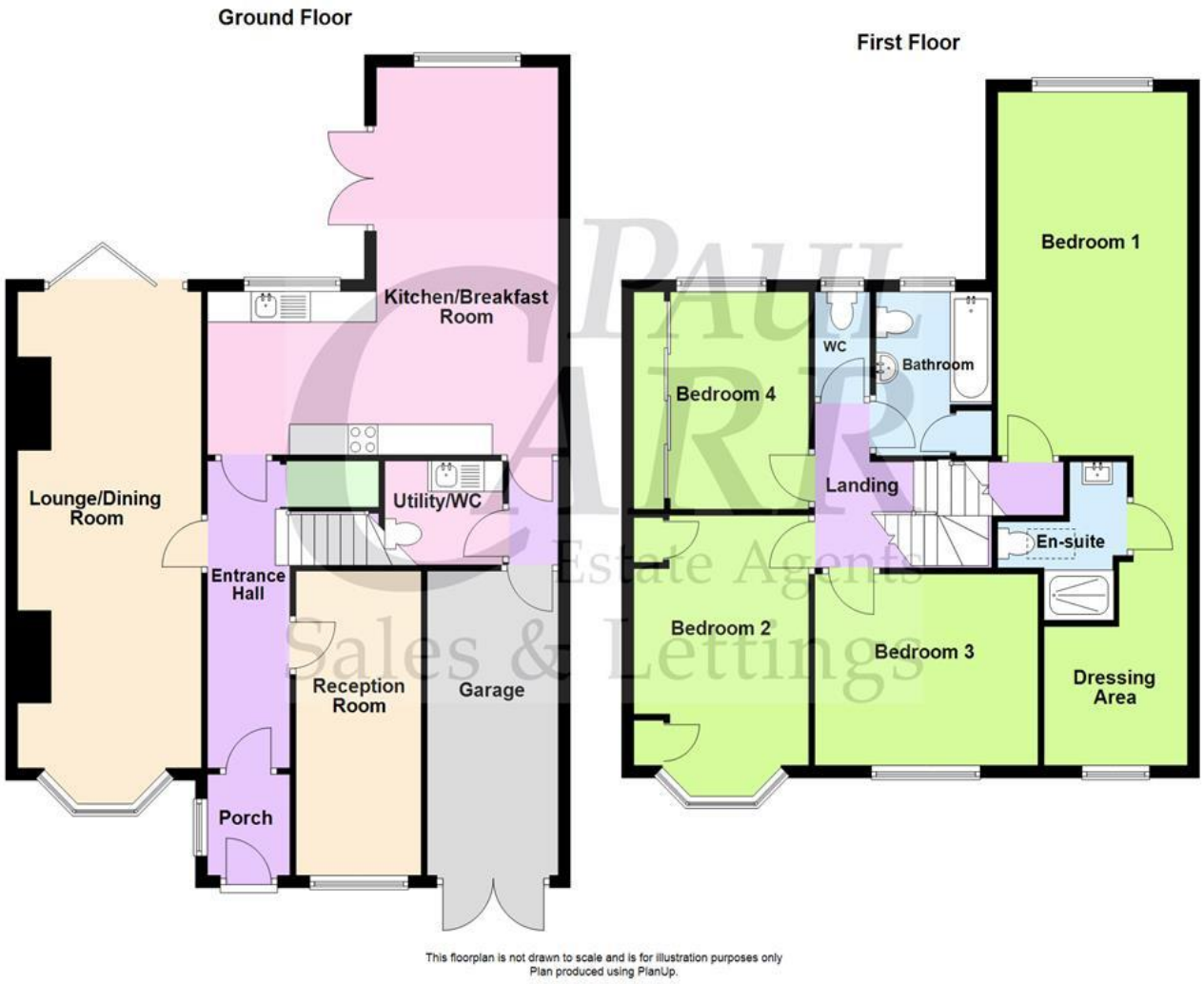
Bathroom 7' 7" x 6' 8" (2.31m x 2.03m)

WC 4' 9" x 2' 10" (1.45m x 0.86m)

Hotpoint

Floor Plan

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



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: 19th May 2026

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.