



Queslett Road, Great Barr
Birmingham, B43 7ER

Offers in Excess of £200,000

Great Barr

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Presenting a fabulous opportunity for investors and families alike to modernise and add value. Located on the ever-popular Queslett Road in Great Barr, the property enjoys excellent proximity to well-regarded local schools, everyday amenities, and the M6 motorway network.

This wide, corner-positioned semi-detached home offers generous accommodation throughout and briefly comprises: A large driveway providing ample off-road parking, leading to the front porch and adjoining garage.

An inviting entrance hallway with stairs to the first floor and doors radiating to all ground-floor rooms. To the front is a spacious lounge featuring a bay window, allowing plenty of natural light.

To the rear, a full-width kitchen and breakfast room fitted with a range of wall and base units and offering extensive worktop space.

A spacious extended sunroom enjoys views over the rear garden, with double doors opening outside and internal access to the utility room. The utility room provides practical space for appliances and the boiler, with an integral door leading into the garage.

The garage itself is generously sized, offering excellent storage or flexible potential for further use.

First Floor Accommodation. The landing leads to three well-proportioned bedrooms and a shower room fitted with a walk-in enclosure.

Additional benefits include • No upward chain • Corner plot position • Excellent scope to enhance and add value

Early viewing is strongly recommended - book your viewing today

This Property is Being sold by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable **Reservation Fee of £6,995** including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





Property Specification

BEING SOLD BY PAUL CARR SECURE SALE -
(BUY IT NOW OPTION AVAILABLE)
WIDE CORNER PLOT
SPACIOUS DRIVEWAY & INTEGRAL GARAGE
KITCHEN DINER
EXTENDED SUNROOM

Entrance Hallway 10' 10" x 5' 11" (3.3m x 1.8m)

Lounge 17' 5" x 11' 6" (5.3m x 3.5m)

Kitchen & Breakfast Room 8' 6" x 17' 9" (2.6m x 5.4m)

Sun Room 9' 2" x 16' 5" (2.8m x 5m)

Utility 8' 6" x 11' 6" (2.6m x 3.5m)

Integral Garage 20' 0" x 10' 10" (6.1m x 3.3m)

Bedroom Three 8' 10" x 8' 6" (2.7m x 2.6m)

Bedroom Two 13' 1" x 9' 2" (4m x 2.8m)

Bedroom One 10' 10" x 11' 2" (3.3m x 3.4m)

Shower Room 5' 11" x 6' 7" (1.8m x 2m)

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:

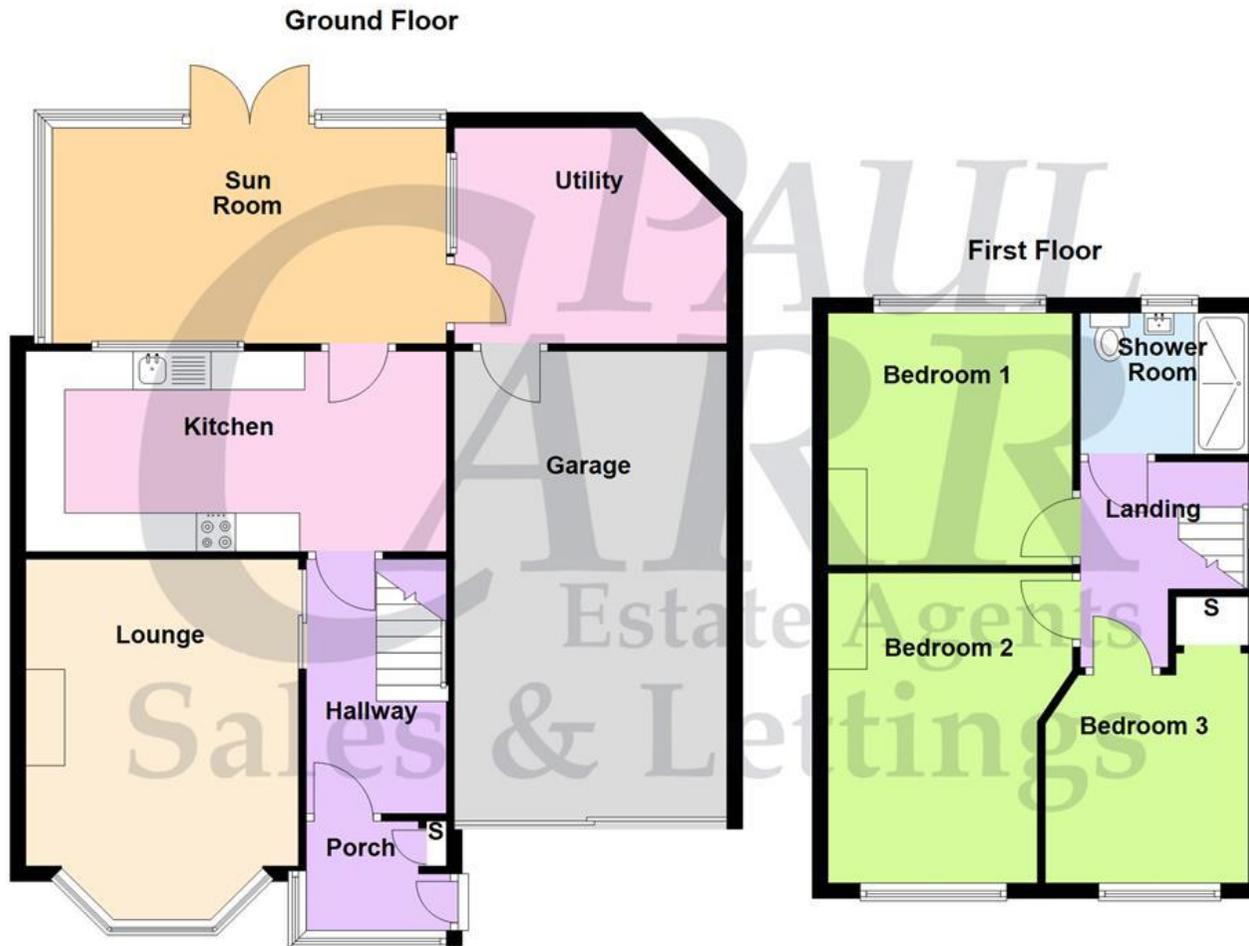
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: C
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		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

