



Queslett Road, Great Barr  
Birmingham, B43 7ER

**£170,000**

# Great Barr

£170,000



*Welcoming to the market this fantastic opportunity to acquire a three-bedroom terraced home, ideally situated on Queslett Road in Great Barr. Requiring modernisation and refurbishment, this property has been priced competitively to reflect the work needed, making it an excellent prospect for both first-time buyers and investors alike.*

The home is approached via a service road, set back from the main Queslett Road. A tarmac frontage (without a dropped kerb) leads to a secure front porch and internal entrance.

The hallway provides access to all ground floor accommodation, including a front lounge featuring a bay window. To the rear, the kitchen is well-equipped with a range of base and wall units and offers open access into a side utility area, which in turn provides access to the rear garden.

Upstairs, the landing leads to three well-proportioned bedrooms—an excellent feature for homes of this style in the area. The shower room comprises a predominantly tiled suite with a shower enclosure, W.C, and wash hand basin.

Externally, the rear garden offers a generous slabbed patio area, with steps leading up to a raised garden set behind a brick retaining wall. The garden would benefit from clearance and improvement, offering great potential.

Conveniently located close to the Asda supermarket and well-regarded local schools catering to all age groups, this property is expected to attract strong interest from buyers looking to create a home tailored to their own taste.

**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) - Reservation Fee Applies  
THREE BEDROOM TERRACED HOME  
REQUIRING MODERNISATION & REFURBISHMENT  
PRICED COMPETITIVELY -  
IDEAL FOR FIRST TIME BUYERS OR INVESTORS

### Porch

Hallway 11' 6" x 5' 3" (3.5m x 1.6m)

Lounge 15' 1" x 10' 2" (4.6m x 3.1m)

Kitchen 10' 10" x 9' 6" (3.3m x 2.9m)

Utility room 10' 10" x 5' 7" (3.3m x 1.7m)

Bedroom One 13' 1" x 9' 6" (4m x 2.9m)

Bedroom Two 11' 2" x 11' 6" (3.4m x 3.5m)

Bedroom Three 9' 6" x 7' 10" (2.9m x 2.4m)

Shower Room 7' 10" x 5' 7" (2.4m x 1.7m)

### 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:

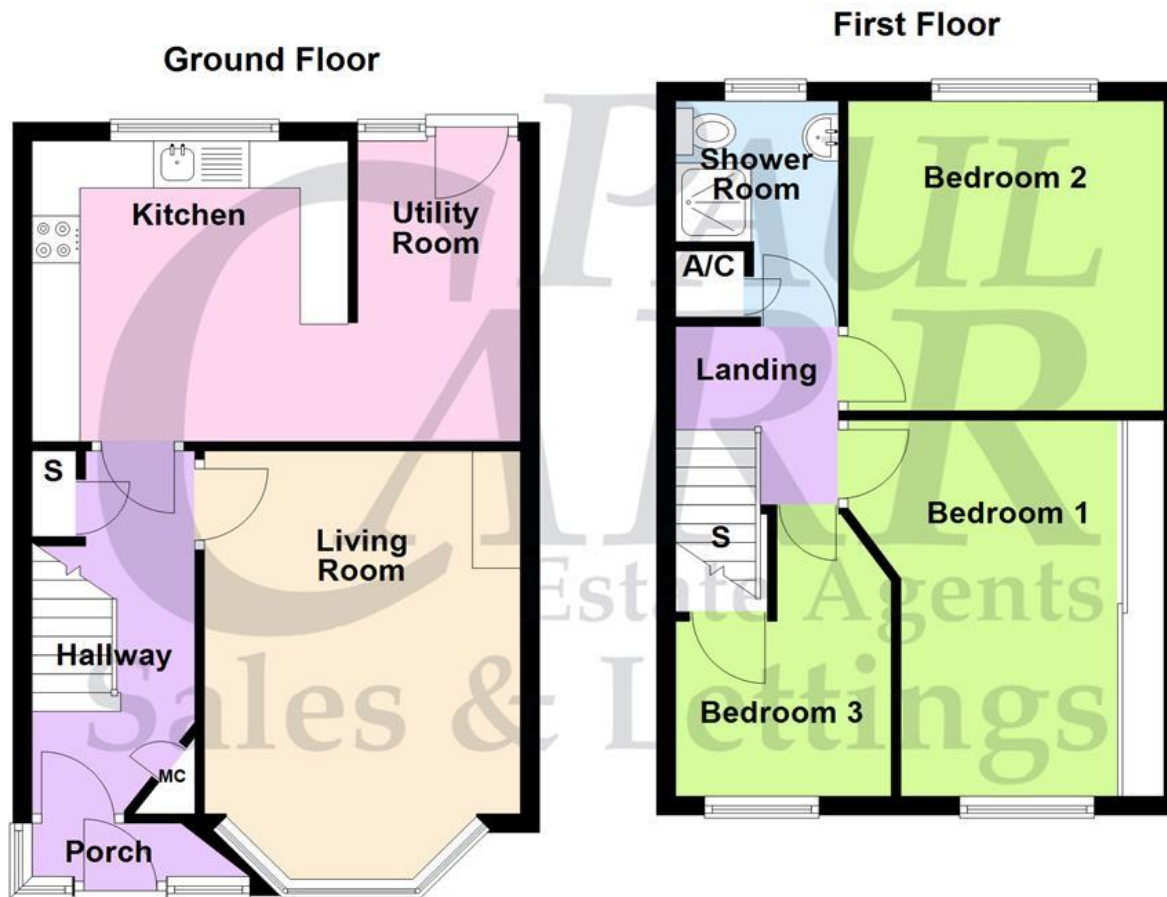
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

