



Queslett Road, Great Barr
Birmingham, B43 7ER

Offers Over £220,000

Great Barr

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We are delighted to have available this well-presented and chain-free mid-terrace home, ideally situated on the popular Queslett Road.

Having recently benefited from a full repaint, the property offers well-proportioned accommodation and would make an ideal first-time purchase or investment opportunity.

The property is approached via a secure porch and entrance, leading into the hallway with stairs rising to the first floor and doors providing access to the ground floor accommodation. The front lounge is presented in neutral tones with carpeting and features an attractive picture window overlooking the front elevation. To the rear, the kitchen diner provides a full-width room with ample space for a dining table and chairs. The kitchen is fitted with a good range of wall and base units, with space for integrated appliances. The flooring combines laminate and practical Lino, while a picture window overlooks the rear garden and a patio door provides direct access outside.

To the first floor, the landing leads to three bedrooms, comprising two good-sized double bedrooms positioned to the front and rear, together with a reasonable-sized third bedroom benefiting from useful stair-box storage. The family bathroom is fitted with a bath with shower unit over, WC and wash basin, and is finished predominantly with white tiling. The rear garden comprises a paved patio with steps leading to a small lawned section, with attractive brick retaining walls, fencing to the boundaries and mature shrubs and hedging adding a good degree of privacy to the upper section.

With its chain-free position, freehold title and convenient location, this is an excellent opportunity for both first-time buyers and investors. Book your viewing today.





Property Specification

THREE BEDROOMED MID TERRACE
KITCHEN DINER
POPULAR QUESLETT ROAD LOCATION
IDEAL FIRST TIME BUY / INVESTMENT
FREEHOLD TITLE

Porch

Hallway

12' 6" x 5' 7" (3.8m x 1.7m)

Lounge

15' 5" x 8' 10" (4.7m x 2.7m)

Kitchen Diner

11' 2" x 15' 5" (3.4m x 4.7m)

Bedroom One

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

Bedroom Two

10' 10" x 11' 6" (3.3m x 3.5m)

Bedroom Three

9' 10" x 7' 10" (3m x 2.4m)

Bathroom

7' 7" x 5' 7" (2.3m 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:

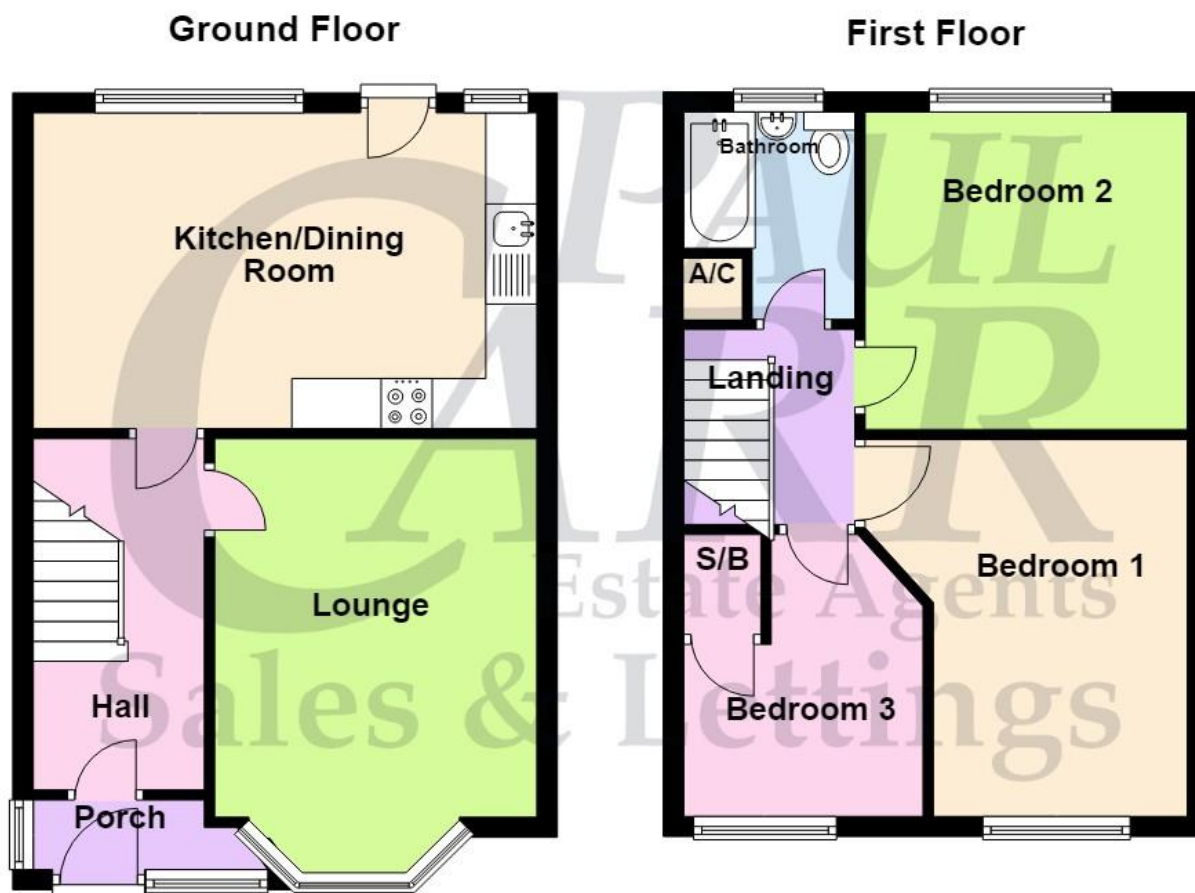
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: A
Tenure: Freehold years remaining, lease from

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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

