PAUL CARR Estate Agents Sales & Lettings

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Queslett Road, Great Barr
Birmingham, B43 7EL

Offers Over £270,000

We are delighted to present to the market this superb opportunity to acquire a beautifully presented four-bedroom family home, ideally situated in this popular and convenient location of Great Barr, bordering the highly regarded Pheasey Estate. Positioned along Queslett Road and set behind a service road, the property is ideally placed for access to a wide range of local amenities, schooling and shopping facilities, including the nearby Asda supermarket.

The property benefits from a generous driveway providing off-road parking for multiple vehicles, together with a secure front porch leading into the welcoming internal hallway, which also provides useful under-stairs storage. The beautifully presented front lounge provides a bright and comfortable reception space, featuring modern décor, light carpeting and an attractive bay window overlooking the fore. To the rear, the impressive extended kitchen and breakfast room forms the real hub of the home. The kitchen is fitted with a modern selection of wall and base units, providing ample storage, together with space for appliances, a one-and-a-half bowl sink and drainer, electric hob and oven. A particularly attractive feature is the central island, incorporating additional base storage and creating an ideal space for family dining and entertaining. Patio doors provide direct access into the rear garden. Flowing naturally from the kitchen is the extended rear conservatory, which provides an additional versatile reception space. The conservatory benefits from a recently installed roof covering, helping to protect the room from direct sunlight and making it a comfortable space to enjoy throughout the year.

To the first floor, the landing provides access to three bedrooms, comprising two excellent-sized double bedrooms positioned to the front and rear, along with a further smaller bedroom which would be ideally suited to a child, nursery or home office. The family bathroom is finished with attractive tiling and features a panelled bath with shower over, W.C and wash hand basin. A further staircase rises from the first-floor landing to the impressive principal bedroom, located within the converted loft space. This excellent-sized bedroom benefits from full-height proportions, windows overlooking the rear garden and useful low-level eaves storage. The principal bedroom also enjoys the added benefit of a private en-suite shower room, finished in a sleek modern style with quadrant shower enclosure, W.C, wash hand basin with integrated storage and heated towel rail.

Externally, the rear garden offers an excellent combination of patio and lawned areas. A generous slabbed patio provides an ideal setting for outdoor seating, entertaining and family gatherings, with neatly finished block-paved steps leading up to a spacious lawn. A pathway runs through the garden, with fencing providing defined boundaries to the perimeters.

Overall, this is an excellent opportunity to acquire a substantial and thoughtfully extended family home in a popular Great Barr location. With its generous accommodation, loft conversion, modern kitchen and attractive garden, the property is ideally suited to those seeking a move-in-ready home with excellent everyday convenience.

Tenure: We can confirm the property is Leasehold - Having 985 years (approx) unexpired Ground Rent £18 per annum
Council Tax Band: We can confirm the Council Tax Band is B payable to Walsall Council.
Services Connected: mains electricity, gas, water and drainage.
Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133



Porch

Hallway
11' 10" x 5' 11" (3.6m x 1.8m)

Lounge
15' 5" x 9' 10" (4.7m x 3m)

Kitchen/Breakfast Room
10' 10" x 15' 9" (3.3m x 4.8m)

Rear Extension
9' 6" x 8' 10" (2.9m x 2.7m)

Landing
9' 2" x 5' 11" (2.8m x 1.8m)

Bedroom Two
13' 1" x 11' 10" (4m x 3.6m)

Bedroom Three
10' 10" x 11' 10" (3.3m x 3.6m)

Bedroom Four
7' 3" x 7' 10" (2.2m x 2.4m)

Family Bathroom
6' 7" x 5' 7" (2m x 1.7m)

Principle Bedroom
13' 9" x 13' 9" (4.2m x 4.2m)

En-Suite
4' 11" x 5' 7" (1.5m x 1.7m)







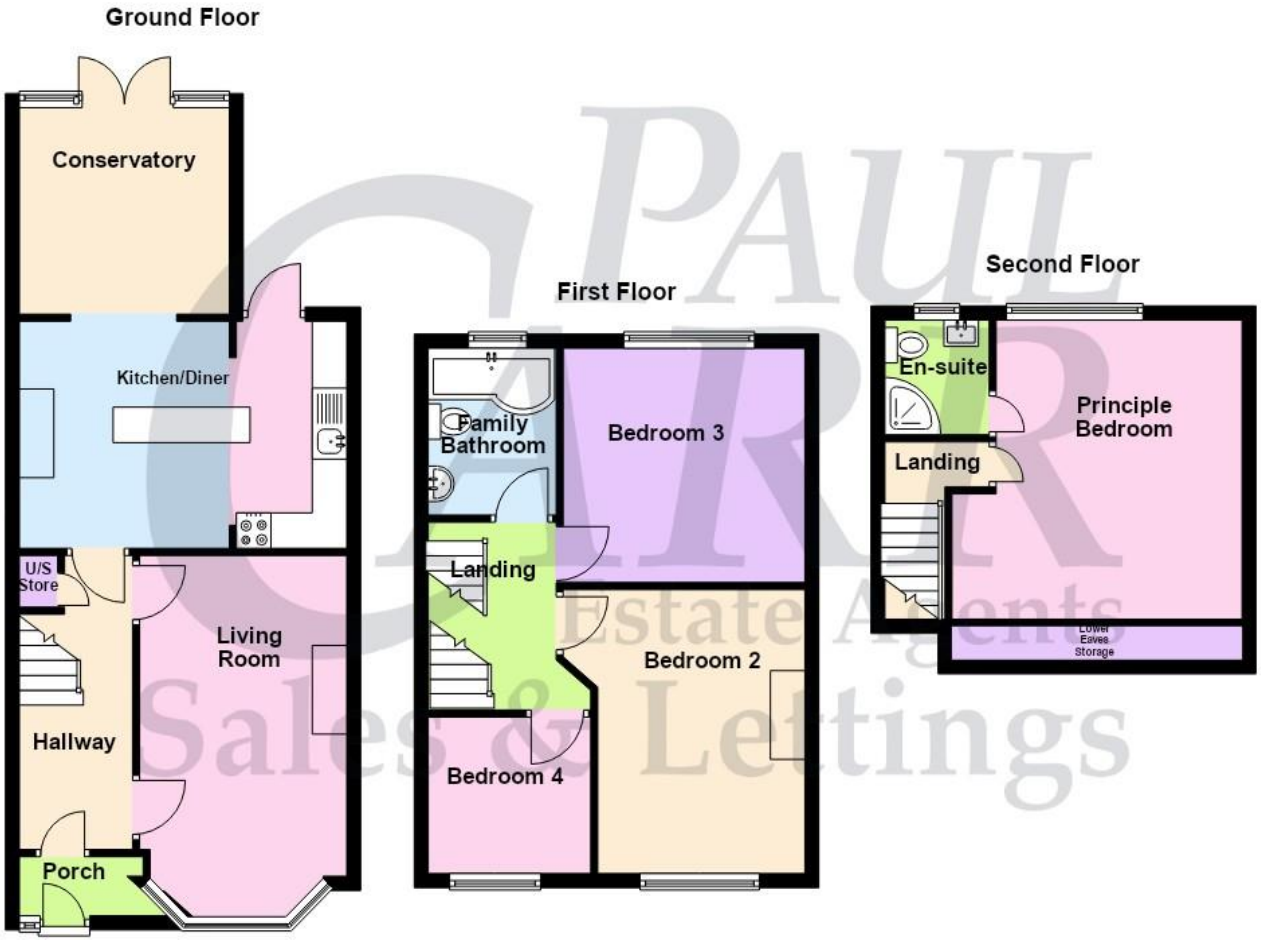




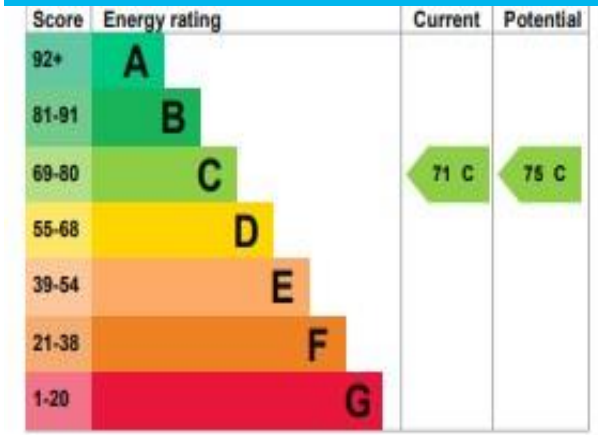


Floor Plan

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



Energy Performance Rating



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.