



Queslett Road, Great Barr  
Birmingham, B43 7EJ

**SECURE SALE**

**Offers in Excess of £160,000**

# Great Barr

Offers in Excess of £160,000



*Superb opportunity to acquire this three-bedroom home located on the cusp of the popular Pheasey Estate, conveniently positioned for local schools, shops and amenities.*

*Requiring extensive refurbishment and priced competitively to reflect the work required, this property would suit investors or buyers looking to customise and put their own stamp on a home.*

**Property highlights** Approached via a slabbed frontage with shrubbery and no dropped kerb. A secure porch provides access into the entrance hallway. The front lounge features a bay window and sliding patio doors opening into the rear reception room, offering flexible use as either a dining room or secondary lounge. From here there is access into a compact kitchen, which new owners may wish to reconfigure into a spacious kitchen diner.

To the first floor are three bedrooms, comprising two good-sized doubles and a smaller third bedroom benefiting from a useful stair-box storage cupboard. The family bathroom is fitted with a bathtub with shower over, W.C. and wash hand basin.

Externally, the property enjoys a lengthy rear garden featuring a good-sized patio area, lawn and mature shrubs, along with a useful storage shed. The property has had a full new rewire in January 2026 with a new surge protected consumer unit. The home is brought to market with no upward chain and benefits from a long leasehold title of over 900 years remaining, with a very modest ground rent of just £9 per annum payable to the freeholder.

**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

12' 10" x 5' 7" (3.9m x 1.7m)

Dining Room

11' 2" x 9' 10" (3.4m x 3m)

Lounge

15' 1" x 9' 10" (4.6m x 3m)

Kitchen

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

Bedroom One

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

Bedroom Three

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

Bedroom Two

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

Bathroom

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:

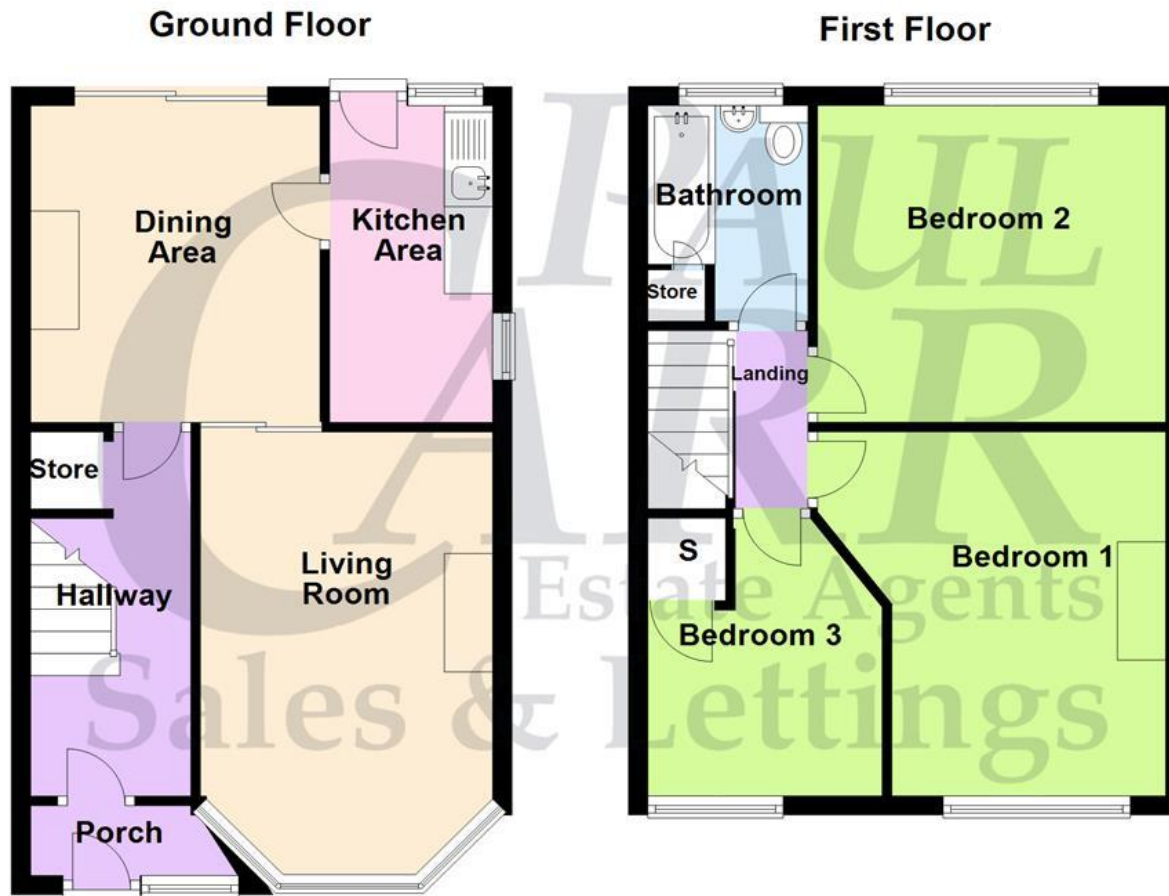
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: Leasehold - approx. 900 years remaining  
Ground Rent: £9 per annum

# 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		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	

## Map Location

