



Queslett Road, Great Barr
Birmingham, B43 7EP

£265,000

Great Barr

£265,000



Being brought to the market with no upward chain, this beautifully refurbished, turn key home is ideal for buyers seeking a straightforward, move-in-ready purchase.

The property has been upgraded internally and externally, benefiting from a brand-new kitchen and shower room, replacement roof, electrical rewire, new appliances and an attractive intricately paved frontage- please note there is currently no dropped kerb.

Ideally positioned on the popular Queslett Road in Great Barr, the property is conveniently located for local schools, Asda supermarket and the M6 motorway network.

Approached via a private and secure porch, the welcoming entrance hallway leads through to the front lounge. This light and comfortable room features neutral décor, a modern new carpet and a bay window. To the rear is the impressive kitchen/dining room, fitted with a contemporary range of wall and base units. Appliances include a brand-new hob and oven, built-in microwave, integrated dishwasher, washing machine, tall fridge and freezer.

The first floor offers three bedrooms, comprising two good-sized double bedrooms to the front and rear, together with a well-proportioned third bedroom. The family shower room has been stylishly renovated and features a modern suite, contemporary fittings and a luxurious walk-in shower enclosure.

Outside, the rear garden provides a low-maintenance space with a slatted patio, lawn and fencing to the boundaries.

Overall, this is an excellent opportunity for anyone seeking a hassle-free move into a fully refurbished home with no onward chain. Early viewing is highly recommended.





Property Specification

REFURBISHED THREE BEDROOM HOME
 BRAND NEW KITCHEN & BATHROOM
 APPLIANCES INCLUDED
 CONVENIENT GREAT BARR LOCATION
 FREEHOLD TITLE

Entrance Porch

Hallway

12' 6" x 5' 3" (3.8m x 1.6m)

Lounge

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

Kitchen & Dining Room
 10' 10" x 15' 9" (3.3m x 4.8m)

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
 10' 2" x 7' 10" (3.1m x 2.4m)

Shower Room
 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:

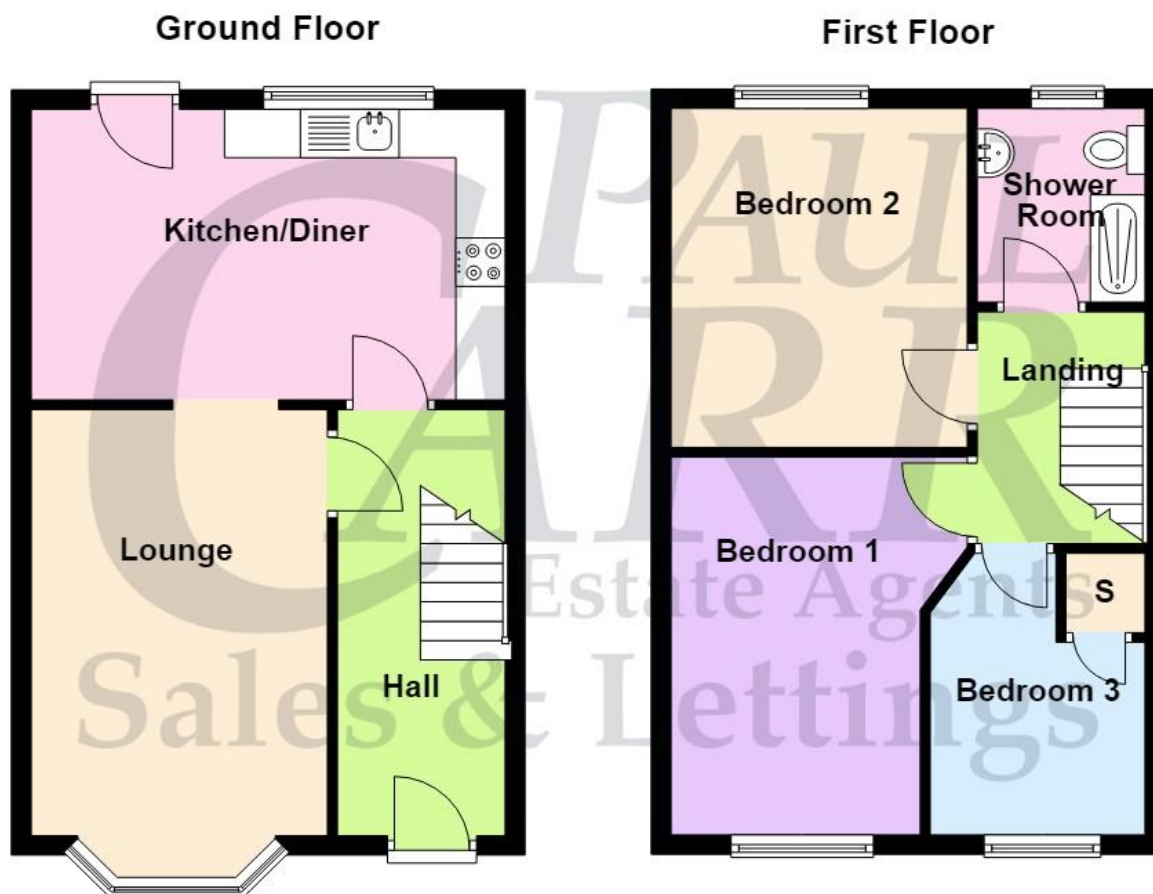
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Viewer's Note:

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		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Map Location

