

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * END OF TERRACE PROPERTY
- * THREE BEDROOMS
- * OPEN PLAN KITCHEN / DINER
- * LARGE LIVING ROOM
- * LARGE FAMILY BATHROOM
- * GREAT SIZE REAR GARDEN
- * OFF ROAD PARKING
- * PRIME LOCATION



Queslett Road, Great Barr B43 7DT - Offers in excess of £180,000

Acres are delighted to offer for sale this end of terraced property on this very popular residential road close to schooling for all ages and public transport links. This excellent property benefits from double glazing and gas central heating (both where specified) and the very well presented interiors include; entrance hall, family lounge, generous dining area being open plan with kitchen and downstairs guest W.C., upstairs offers three bedrooms and bathroom with white suite. Outside the fore garden offers parking spaces allowing off road parking and to the rear is a long garden with patio to fore and lawn. This property needs to be viewed to appreciate both potential and location!

Access via stoned driveway leading to door into;

HALLWAY: **3'11 x 3'2:** Stairs to first floor with door into;

LIVING ROOM: **14'3max x 13'1min / 12'1:** A good size living space with fire surround and gas fire, under stairs storage cupboard, radiator and double glazed window to front with door into;

KITCHEN/DINER: **17'4max x 11'5min / 8'10max x 4'8min:** Having a range of units drawer, base cupboards, integrated oven with gas hob, work surfaces, tiling to floor, sink and drainer, space and plumbing for washing machine and fridge freezer, radiator and two double glazed window to rear, and door into;

DOWNSTAIRS W.C.: **3'8 x 2'7:** Close couple W.C..

LANDING: **5'7 x 2'8:** Access to loft, double glazed window to side, storage cupboard, doors into;

BEDROOM ONE: **10'10 x 9'5:** A good size double bedroom with radiator and double glazed window to rear.

BEDROOM TWO: **10'2max x 6'9min / 9'4max x 8'3min:** A further good size double bedroom with feature fire surround, radiator and double glazed window to front.

BEDROOM THREE: **8'0max x 4'9min / 7'2max x 3'9min:** Over stairs storage cupboard, radiator and double glazed window to front.

BATHROOM: **7'11 x 7'9:** White suite to include, panelled bath with shower over, close couple W.C., wash hand basin, tiling to walls, radiator and double glazed opaque window to rear.

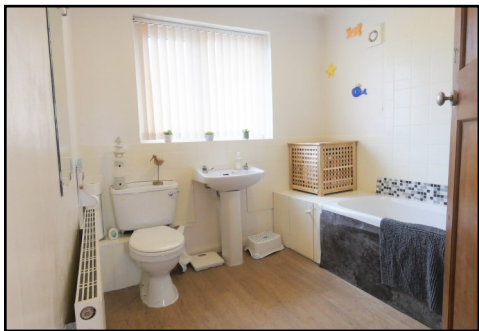
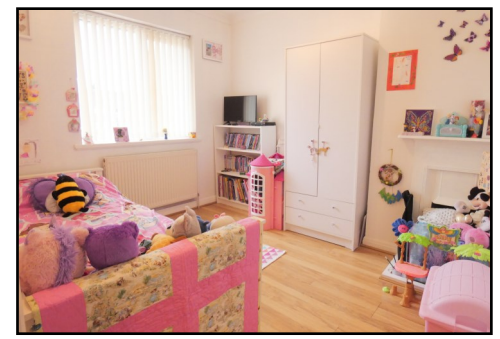
REAR GARDEN: Paved patio area leading to long lawn with fencing to borders.

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: B.

VIEWING: Recommended via Acres on 0121 358 6222.

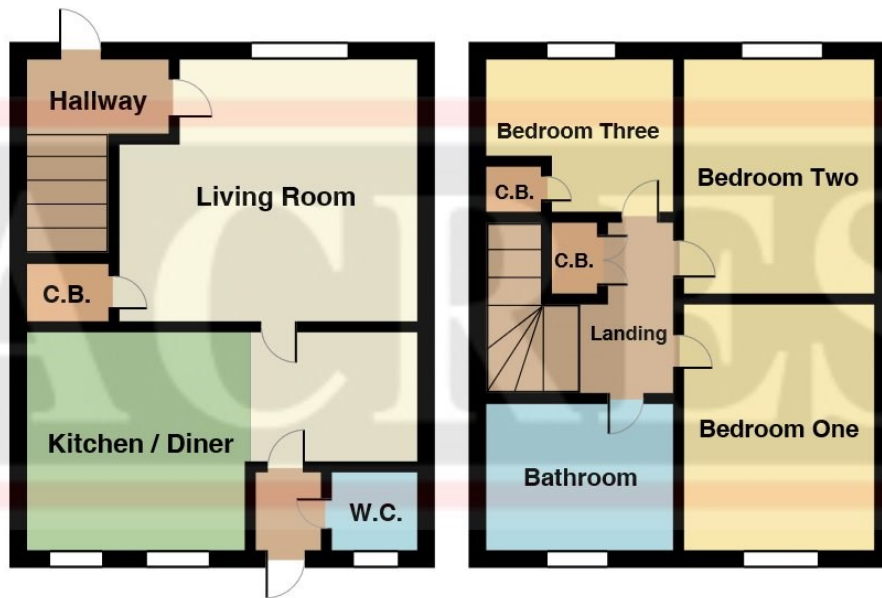


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Queslett Road, Great Barr



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		