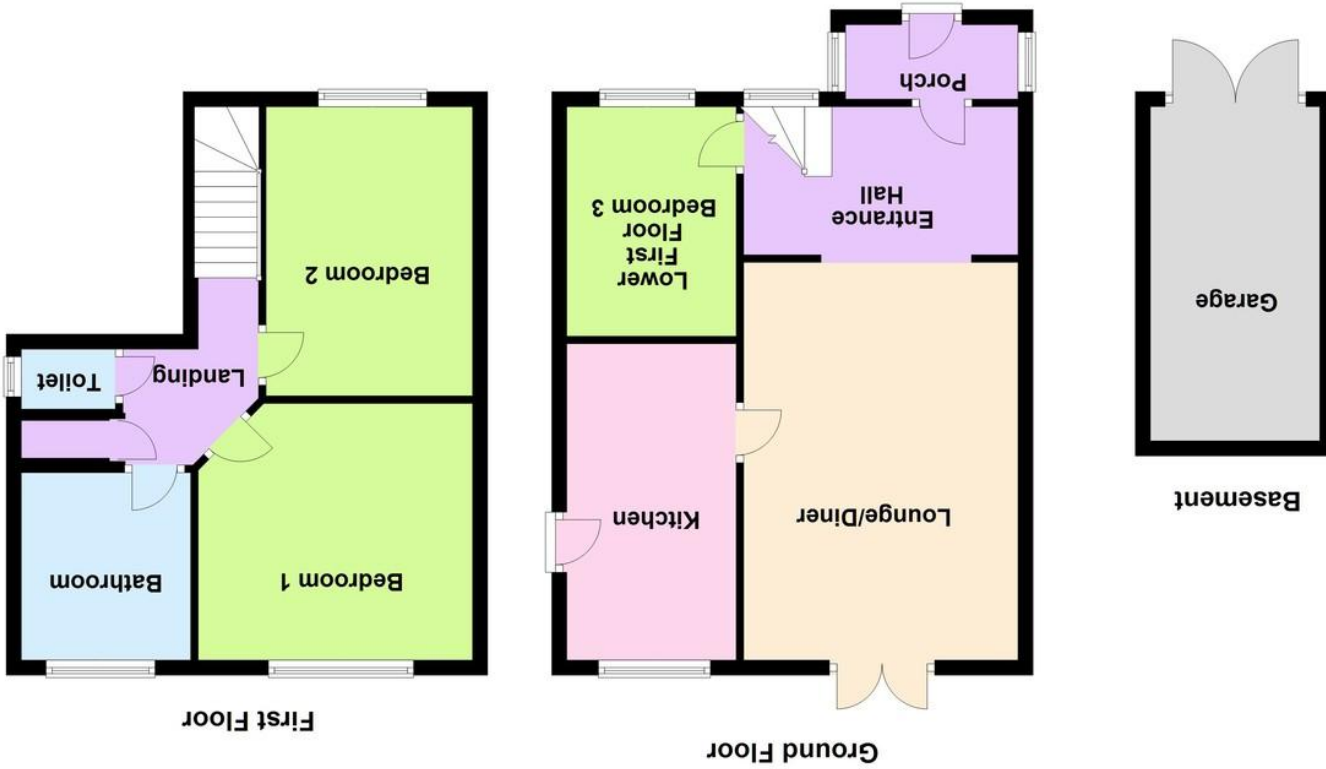
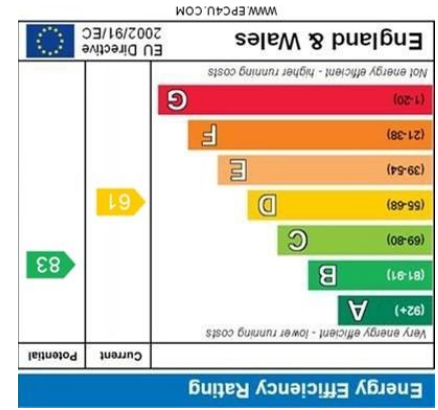


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- NO UPWARD CHAIN
- FANTASTIC REFURBISHED DETACHED SPLIT LEVEL HOUSE ON SLIP ROAD POSITION
- REFITTED KITCHEN AND BATHROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING

Queslett Road, Great Barr, Birmingham, B43 7EX

Offers Over £270,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

DRAFT DETAILS A superb, refurbished split level detached house occupying a slip road/cul de sac position in a very convenient location well placed for schools for all ages, public transport, local shops and Asda. Providing lovely accommodation which has been recently refurbished throughout, the property has the advantage of no upward chain and needs to be viewed.

ENTRANCE PORCH With double glazed front door and windows, further double glazed door leading through to:-

RECEPTION HALL With radiator, staircase leading off, double glazed window to front and steps leading up to third bedroom:-

SUPERB LOUNGE/DINING AREA 17' 3" x 12' 0" (5.26m x 3.66m) With radiator, double glazed double French doors to the rear garden and door leading to:-

FITTED KITCHEN BREAKFAST ROOM 11' 10" x 7' 9" (3.61m x 2.36m) Being refitted with an excellent range of units including comprehensive base and wall units, wall cupboards, integrated hob, extractor, oven, dishwasher, built-in larder units, splash backs, tall feature radiator, double glazed window to rear and double glazed exterior door to side.

HALF LANDING

BEDROOM THREE 9' 10" x 7' 5" (3m x 2.26m) With double glazed window to front and radiator.

FIRST FLOOR LANDING With walk-in storage cupboard.

BATHROOM With a corner bath, large shower compartment with thermostatic shower and glazed screening, wash basin with vanity cupboards under, part tiled walls, ladder radiator, double glazed window.

SEPERATE TOILET With low level wc, double glazed window.

BEDROOM ONE 11' 2" x 12' (3.4m x 3.66m) With radiator, double glazed window to rear.

BEDROOM TWO 12' 1" x 8' 10" (3.68m x 2.69m) With radiator, double glazed window to front.

GARAGE 14' 5" x 7' 6" (4.39m x 2.29m) With double doors, main gas fired central heating boiler.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



OUTSIDE The house stands behind a gravelled driveway with parking for several cars and there is gated access to the right hand boundary.

To the rear is an enclosed garden with patio area, lawn and shrubs.

Council Tax Band D - Walsall

Predicated mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 8 Mbps.

Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast. Highest available download speed 76 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast. Highest available download speed 1000 Mbps.

Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

