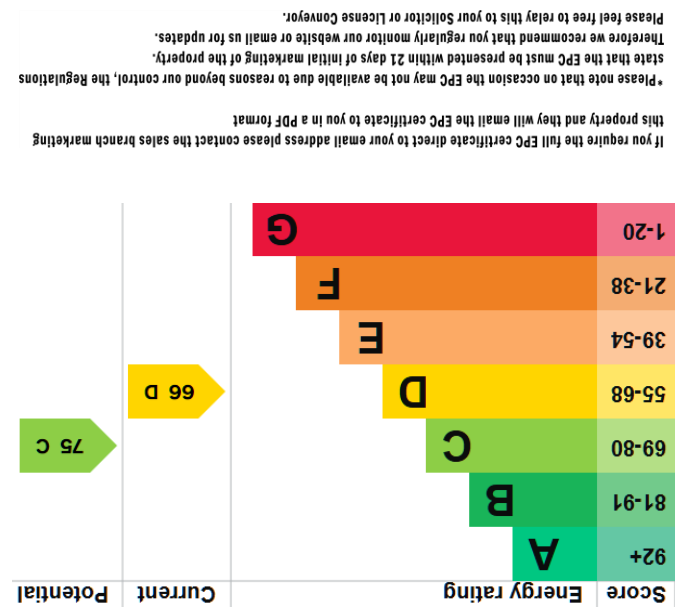
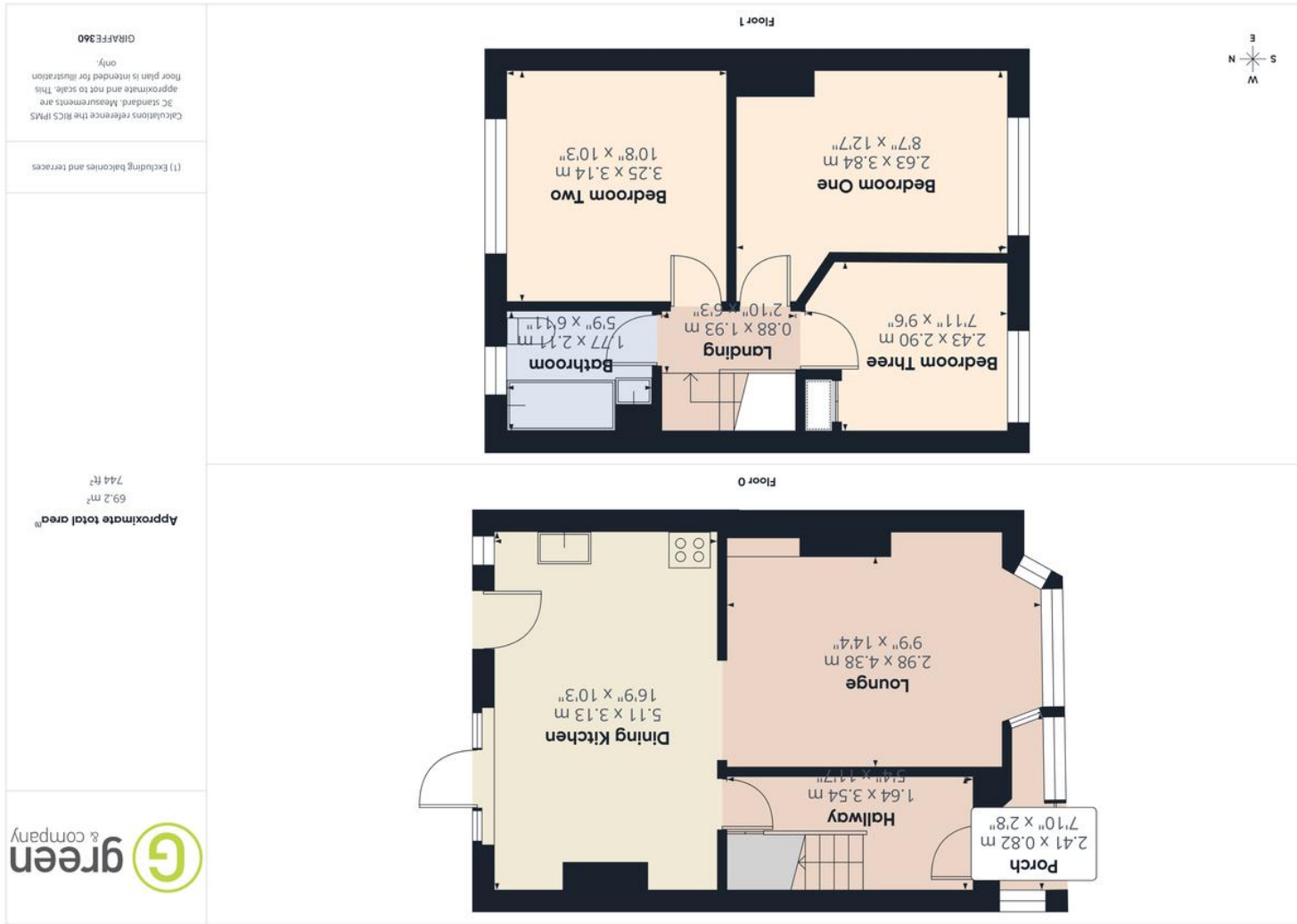


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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
- END OF TERRACE
- HALLWAY
- LOUNGE
- KITCHEN
- DINING AREA
- THREE BEDROOMS
- BATHROOM
- OFF ROAD PARKING
- ATTRACTIVE REAR GARDEN

Queslett Road, Great Barr, Birmingham, B43 7EL

Offers Over £225,000



Property Description

You're invited to explore this comfortably-sized, two-floor property occupying a total area of 69 square meters. The ground floor opens up into a well-appointed kitchen/dining area, leading onto a plush living room, providing an integrated space for culinary pursuits and relaxation. Advancing to the upper level of the home, the first floor unfolds into a flexible space that accommodates three bedrooms and a bathroom, offering all the fundamental amenities for effortless daily living. With a balanced layout that caters to both entertainment and privacy, this property stands out as a stratagem of functional, modern living.

The property is approached via a paved driveway with lawn to either side and paved pathway leading to:-

ENCLOSED PORCH Having double glazed sliding door, tiled flooring, wall light point and front entrance door into:-

RECEPTION HALL Having radiator, coving to ceiling, ceiling light point, stairs to first floor, half door to useful store cupboard under stairs and door through to:-

DINING ROOM Having double glazed patio door and windows to either side to rear garden, radiator, ceiling light point, open archway to lounge and open access to:-

KITCHEN 16' 9" x 10' 3" (5.11m x 3.12m) Having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with hot and cold taps and drainer to side, space and point for slot in cooker, space and point for freezer, space and plumbing for washing machine, door to rear garden, obscure double glazed window to rear, extractor(not tested) fluorescent strip light.

LOUNGE 9' 9" x 14' 4" (2.97m x 4.37m) Having walk in double glazed bay window to front, radiator, coving to ceiling, ceiling light point and feature fireplace with fitted gas fire.

FIRST FLOOR Approached via return staircase to first floor landing having access to loft, ceiling light point, doors off to three bedrooms and bathroom.

BEDROOM ONE 8' 7" x 12' 7" (2.62m x 3.84m) Having double glazed window to front, radiator and ceiling light point.

BEDROOM TWO 10' 8" x 10' 3" (3.25m x 3.12m) Having double glazed window to rear, radiator and ceiling light point.

BEDROOM THREE 7' 11" x 9' 6" (2.41m x 2.9m) Having double glazed window to front, radiator, ceiling light point and door to useful storage cupboard over stairs.

BATHROOM Having suite comprising low flush WC, panel bath with fitted shower over, wash hand basin set into vanity unit, wall mounted gas central heating boiler, obscure double glazed window to rear, radiator, tiled splash backs and ceiling light point.

OUTSIDE TO THE REAR Attractive tiered rear garden having paved patio area with steps upto lawn areas, hedged boundaries, timber garden shed, brick built storage(houses low flush WC not tested) and side entry access.

Council Tax Band B Walsal Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

O2, Three, Vodafone - Good outdoor, variable in home

EE - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 53Mbps. Highest available

upload speed 10Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Openreach, CityFibre, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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.

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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

