

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN/DINER
- DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- SIDE GARAGE
- LARGE REAR GARDEN
- PRIME LOCATION



Queslett Road, Great Barr B43 6PL - Offers in excess of £380,000

It is an honour to offer for sale this wonderful executive styled property located on this very desirable residential road, close to all local amenities at the Scott Arms. This incredibly spacious and beautifully presented family home benefits from double glazing and gas central heating (both where specified). The interiors include, enclosed porch, large welcoming hallway, front reception room, amazing extended family lounge, extended and re-fitted kitchen / diner, downstairs shower room / guest W.C and internal access to side garage. To the first floor are two double bedrooms and good size third single bedroom along with re-fitted bathroom with white suite. Outside is a fore garden with planted borders and driveway offering multiple parking space and access to garage front. To the rear is the perfect complement with patio leading to a very long lawn with an abundance of plants and shrubs. Viewing is essential to appreciate the size and potential on offer, this road is extremely popular so act fast!

Access via tarmac driveway leading to garage front and door into;

PORCH: Double glazed door and windows to front and side with door into;

HALLWAY: 11'6 / 7'10max x 2'10: Stairs to first floor with under stairs storage, glazed opaque window to side, radiator and doors into;

RECEPTION ROOM ONE: 20'10 x 12'0: An extended living room with double glazed window to front and rear, brick fire surround with electric fire, two radiators.

RECEPTION ROOM TWO: 15'4(into bay) x 11'3min / 10'11: Double glazed bay window to front, fire surround with electric fire, radiator.

KITCHEN /DINER: 16'6 x 14'3: A wonderful fitted kitchen with a range of white high gloss units to include drawer, base and eye level cupboards, sink and drainer under double glazed window to rear, oven and gas hob with extractor hood over, integrated fridge, washing machine and dishwasher, spot lights to ceiling, tiling to floor, dining space and radiator.

DOWNSTAIRS SHOWER ROOM: 7'9 x 5'1: White suite with close couple W.C., wash hand basin set into vanity unit, shower cubicle, tiling to floor and walls, ladder style towel rail/radiator.

LANDING: 9'9 x 2'10: Doors into;

BEDROOM ONE: 15'5(into bay) x 11'3min / 10'11: A great size double bedroom with double glazed bay window to front, radiator.

BEDROOM TWO: 11'11 x 11'11: A further great size double bedroom with double glazed window to side and front and radiator.

BEDROOM THREE: 9'11 (into doorway) x 8'0: Double glazed window to rear, radiator.

BATHROOM: 6'5 x 5'1: Suite to include panelled bath, close couple W.C., wash hand basin set into vanity unit, tiling to walls, double glazed window to rear.

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

GARAGE: 19'11 / 9'11max x 8'8min: Pull too garage door and ceiling light point. *(please check the suitability of this garage for your own vehicle)*

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: E.

VIEWING: Recommended via Acres on 0121 358 6222.

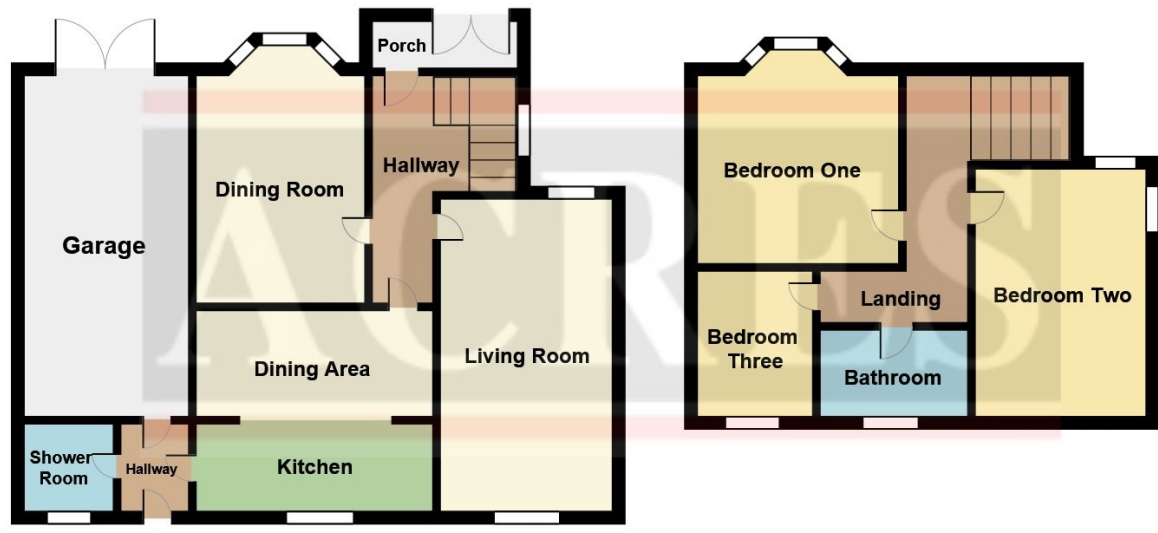


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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	57 D	
39-54	E		
21-38	F		
1-20	G		

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