



Queslett Road, Great Barr  
Birmingham, B43 7EX

**£250,000**



# Great Barr

£250,000



Paul Carr Estate Agents are delighted to present this three-bedroom semi-detached property located on Queslett Road, located on the cusp of the popular Park Farm Estate in Great Barr conveniently within walking distance of local amenities including Asda Supermarket, good schools and transport links.

Approached via a block paved driveway leading to a generous secure porch, you are welcomed into the entrance hallway. Through double doors, there is a good size living and dining room with a patio to the rear allowing plentiful natural light and access to the garden. Directly off the living room is access to the kitchen, which currently benefits from a range of wall and base units with a one and a half bowl stainless steel sink and drainer, windows overlooking the rear garden, space for fitted appliances and a door out into an extended side passage which gives access to the garden and useful storage and space for additional white goods.

Up on the first floor, there are three good size bedrooms, with two being more than comfortable doubles. The family shower room offers a walk-in shower cubicle and hand wash basin with a separate W.C and airing cupboard further along the landing.

Externally, there is a well-maintained rear garden which consists of a slabbed patio area and the remainder is lawned with fencing to the borders.

This property is brought to market with the added benefit of no upward chain, an internal viewing is highly recommended.







## Property Specification

THREE BEDROOM SEMI DETACHED  
OPEN LIVING/DINING ROOM  
SEPARATE KITCHEN  
THREE GOOD SIZE BEDROOMS  
BLOCK PAVED DRIVEWAY

Porch 3' 3" x 11' 10" (1m x 3.6m)

Hallway 12' 6" x 6' 7" (3.8m x 2m)

Lounge 16' 9" x 12' 2" (5.1m x 3.7m)

Kitchen 12' 6" x 7' 10" (3.8m x 2.4m)

Bedroom One 13' 1" x 9' 2" (4m x 2.8m)

Bedroom Two 10' 6" x 12' 2" (3.2m x 3.7m)

Bedroom Three 9' 10" x 6' 11" (3m x 2.1m)

Family Shower Room 7' 10" x 6' 7" (2.4m x 2m)

Airing Cupboard 2' 4" x 4' 11" (0.7m x 1.5m)

Seperate W.C 2' 4" x 4' 11" (0.7m x 1.5m)

### 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: 26th August 2022

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 85        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 81                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

## Map Location

