



Queslett Road, Great Barr
Birmingham, B43 7EX

Offers in Excess of £235,000

Great Barr

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Paul Carr Estate Agents are pleased to present this three-bedroom extended family home located on the popular Park Farm Estate. Situated on the Queslett Road you are within close distance to local shops, amenities, ASDA supermarket, and links to the M6 Motorway.

Approached via a paved driveway and integral garage having the potential for usage as an additional room subject to necessary planning.

Entering through a secure porch the ground floor living space offers a well sized entrance hall leading straight into a large lounge with surround inset electric fireplace with double doors allowing access to the extended dining area accommodating guests and family functions.

-/**A further door leads you into the secluded rear garden space.

The kitchen has an array of wall and base units, plentiful countertop space, a tiled splash back, hob with above extractor and oven finished with a sink and side drainer, with convenient entry to the side passage providing access to the front and rear of the property and integral garage.

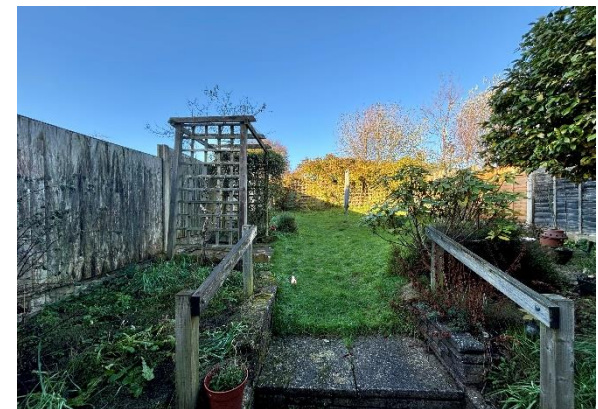
To the first floor you are presented with three bedrooms, two of which are good sized double rooms and then a smaller but still generously sized third bedroom. The family shower room consists of a shower cubicle and hand wash unit with a separate W.C.

Externally, the home has a good sized private rear garden with fencing to the perimeter.

The property offers further potential for a buyer to do their own modernisation throughout.

Viewing is highly recommended to see what this property has to offer.





Property Specification

SEMI-DETACHED PROPERTY
REAR EXTENSION
WELL SIZED BEDROOMS
UTILITY AREA
OFF ROAD PARKING

Porch 3' 2" x 12' 2" (0.96m x 3.71m)

Hall 5' 11" x 9' 6" (1.81m x 2.89m)

Lounge 16' 0" x 12' 5" (4.88m x 3.79m)

Kitchen 10' 7" x 6' 10" (3.22m x 2.09m)

Side Passage 35' 2" x 2' 9" (10.72m x 0.84m)

Utility 3' 9" x 5' 10" (1.14m x 1.77m)

Extended Room 18' 10" x 7' 11" (5.74m x 2.42m)

Landing 5' 1" x 5' 11" (1.56m x 1.8m)

Bedroom 1 12' 5" x 10' 6" (3.78m x 3.2m)

Bedroom 2 12' 6" x 9' 3" (3.8m x 2.81m)

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

Bathroom 8' 0" x 6' 10" (2.43m x 2.09m)

W.C 5' 0" x 2' 7" (1.52m x 0.8m)

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:

Viewer's Note:

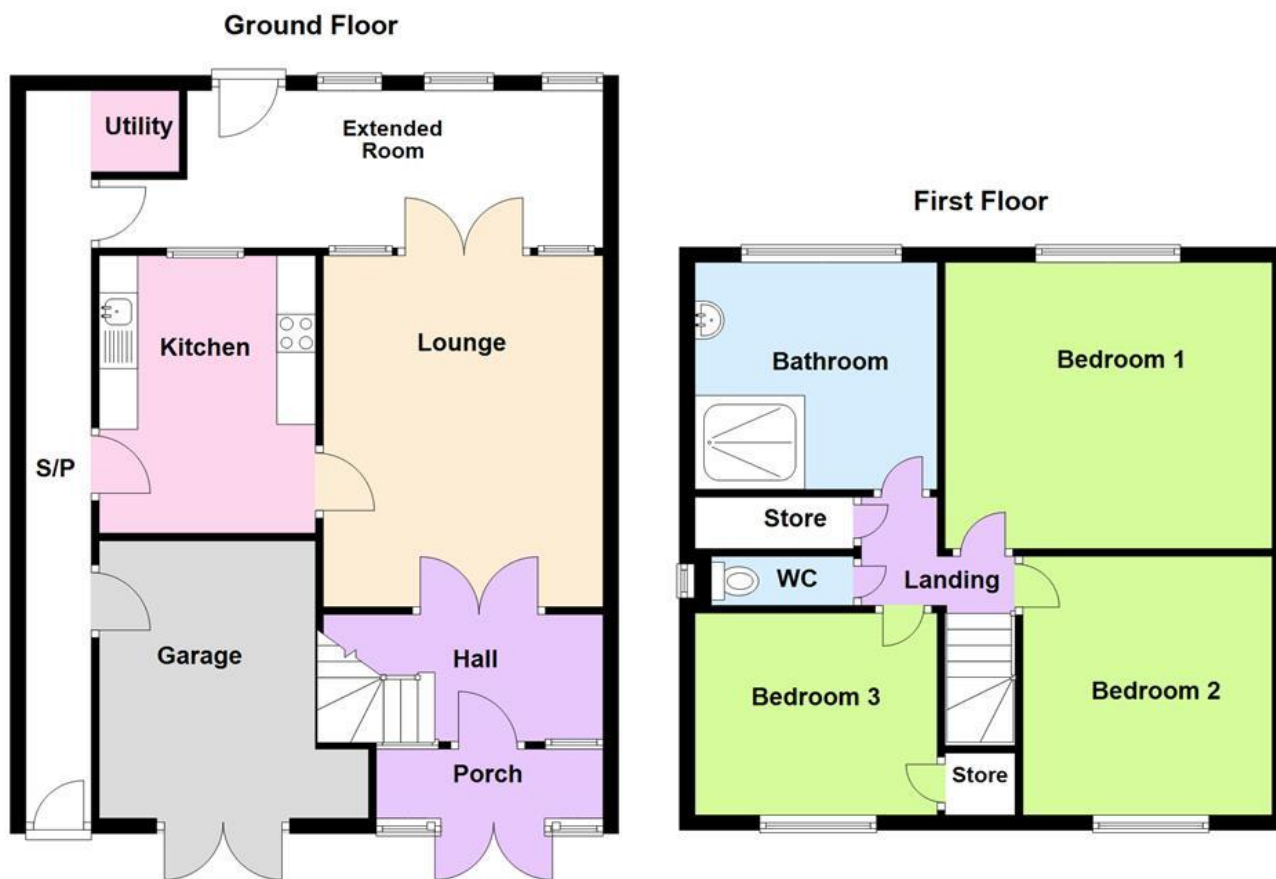
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



280 Queslett Road

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Map Location

