



**608, Queslett Road,
Birmingham, B43 7DU**

Offers Over £260,000.00



This immaculately presented three bedroom terraced property has been refurbished to a high standard and would make an ideal purchase for any buyer. From the modern kitchen to landscaped garden nothing has been left unturned. The property has three good sized bedrooms and must be viewed to appreciate the size and quality on offer. On the ground floor the property boasts a spacious kitchen with access to the landscaped rear garden with patio, and hallway to the fore with a stylish lounge off. The hallway hosts the stairs to the first floor with a rope banister. On the first floor there are two doubles and one single bedroom, a modern bathroom and access to the loft. To the fore there is a double driveway leading to the safe service road and a flying freehold. Call Skitts Bloxwich now to secure your early viewing

Entrance Hall

Lounge 11' 5" x 14' 2" (3.48m x 4.31m)

Kitchen 20' 3" x 9' 5" (6.17m x 2.87m)

Landing

Bedroom One 13' 5" x 10' 6" (4.09m x 3.20m)

Bedroom Two 10' 6" x 12' 10" (3.20m x 3.91m)

Bedroom Three 8' 11" x 7' 7" (2.72m x 2.31m)

Bathroom

Landscaped Rear Garden

Front Driveway

BUYERS INFORMATION In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

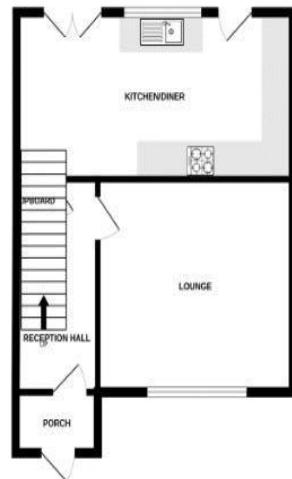
As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.

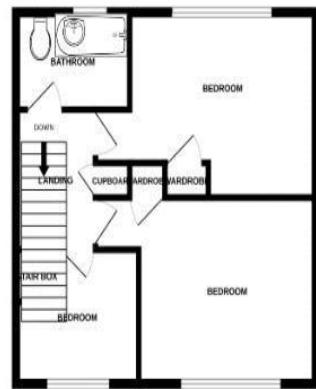




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

**3 Queens Parade, High Street
Bloxwich
WS3 2EX**

01922 478 104

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: