



Queslett Road East, Streetly
Sutton Coldfield, B74 2ER

£350,000

This impressive three bedroom semi-detached family home is situated close to desirable local schools, as well as Royal Sutton Park in Streetly.

Boasting a variety of attractive features, this property is ideal for young families searching in the area.

Approached via a paved driveway set back from the road, the accommodation briefly comprises of an entrance porch and welcoming hallway, leading into a spacious lounge to feature bay window.

There is a social kitchen/diner to the rear with ample entertainment space, benefiting from a separate dining/sitting room with sky light windows, as well as a large utility area with downstairs W.C. and outdoor access.

Upstairs off the landing are three great size double bedrooms, perfect for a family, and a large family bathroom with separate bath and shower.

Outside is a wonderful rear garden with neatly kept lawn and private fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas/Elec/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Ground Floor

Entrance Porch

Entrance Hall 15' 2" x 4' 7" (4.62m x 1.40m)

Lounge 17' 3" (max) x 10' 3" (5.25m x 3.12m)

Kitchen/Diner 7' 5" x 20' 6" (2.26m x 6.24m)

Dining Area/Sitting Room 10' 3" x 10' 6" (3.12m x 3.20m)

Utility Area 18' 6" x 4' 7" (5.63m x 1.40m)

WC 3' 10" x 4' 0" (1.17m x 1.22m)

Garage 15' 11" x 7' 7" (4.85m x 2.31m)



First Floor

Landing

Bedroom One 14' 5" (into bay) x 10' 5" (4.39m x 3.17m)

Bedroom Two 11' 0" x 10' 6" (3.35m x 3.20m)

Bedroom Three 8' 8" x 12' 5" (2.64m x 3.78m)

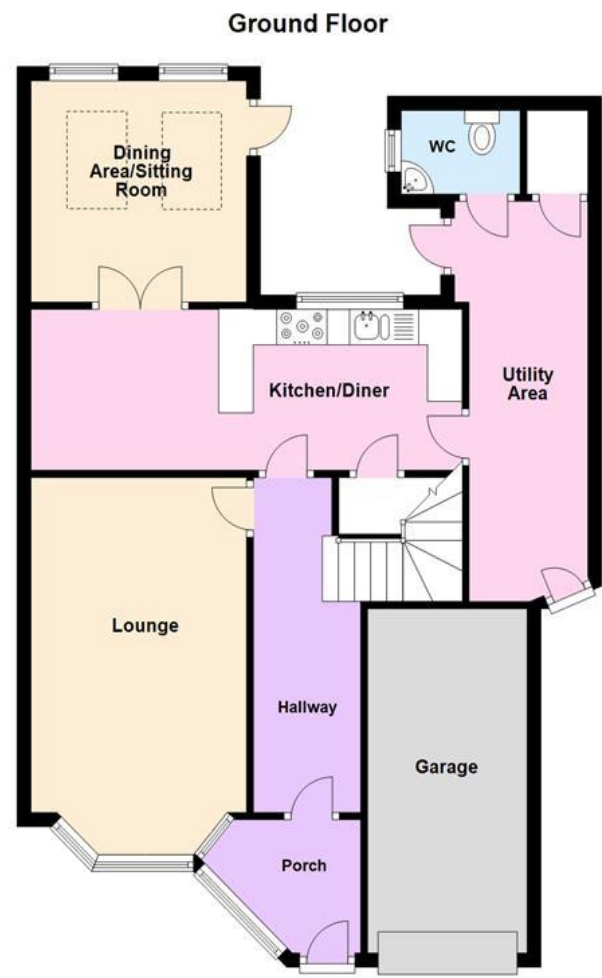
Bathroom 7' 3" x 9' 7" (2.21m x 2.92m)



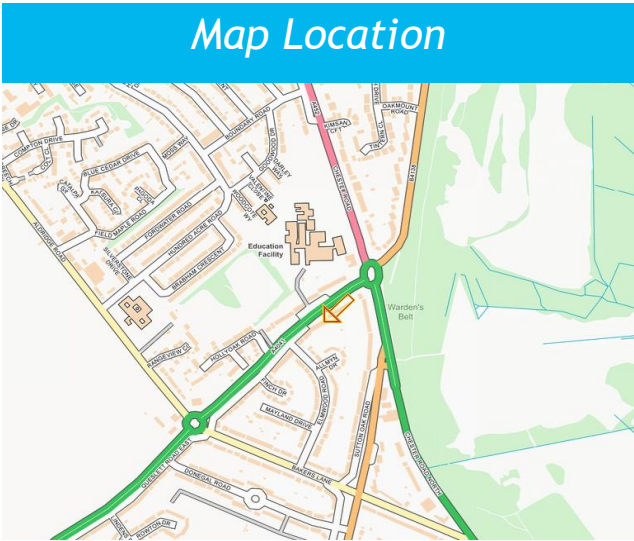


Floor Plan

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



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		







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: 15th January 2025