

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * DETACHED FAMILY HOME
- * THREE DOUBLE BEDROOMS
- * SPACIOUS LOUNGE/DINER
- * FITTED KITCHEN
- * LARGE CONSERVATORY
- * DOWNSTAIRS GUEST W.C
- * MODERN FAMILY BATHROOM
- * LARGE DRIVEWAY & SINGLE GARAGE
- * POTENTIAL TO EXTEND (STPP)
- * PRIME LOCATION



Queslett Road, Great Barr, B43 6DR - Offers in the region of £400,000

Acres are honored to offer for sale this detached family home located on the extremely popular Queslett Road with plenty of potential for extension (STPP). Benefiting from double glazing and gas central heating (both where specified). The interiors offer, enclosed porch leading into light and airy hallway, spacious fitted kitchen to front with access into side passageway and guest W.C.. The property also benefits a spacious lounge / diner to the rear leading into large conservatory! To the first floor is a stunning landing space and three excellent double bedrooms and re-fitted modern family bathroom with separate W.C.. Outside is a deep fore garden offering multiple parking space and access to garage front and to the rear is a very well-manicured garden with patio and lawn with planted beds to side. Viewing is absolutely essential to appreciate the size, location and quality of this wonderful family home! Hurry before you're too late!
Accessed via block paved driveway allowing off road parking to front along with access to garage front and door into;

PORCH: 3'6 x 3'3 : Double glazed windows and door with door into;

HALLWAY: 5'6 max, 4'0 min x 13'1: A light and airy hallway, stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 21'10 max, 8'10 min x 17'1 max, 12'1 min: A great size open plan living / dining area with fire surround and fire, radiator and double glazed bay window and double doors into conservatory.

FITTED KITCHEN: 9'10 x 12'10: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, washing machine and fridge freezer, radiator and doors into side passageway.

CONSERVATORY: 10'0 x 13'10: A great additional living space with double doors to side and radiator.

SIDE PASSAGEWAY: 2'9 x 28'5: Additional storage space having access to front and rear.

DOWNSTAIRS GUEST W.C: 6'4 max, 3'0 min x 6'1: Close couple W.C., wash hand basin, part tiled walls, radiator and double glazed opaque window.

LANDING: 15'1 max, 4'2 min x 10'9 max, 3'1 min: Double glazed opaque window to side and doors into;

BEDROOM ONE: 12'1 x 12'7: A great size double bedroom having double glazed window to rear and radiator.

BEDROOM TWO: 9'4 x 12'7: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 9'4 x 13'6: A final spacious double bedroom, double glazed window to rear and radiator.

BATHROOM: 9'1 x 7'8: Modern fitted suite with panelled bath and separate shower cubicle, wash hand basin set into vanity unit, tiling to walls, radiator and double glazed opaque window to front.

SEPARATE W.C: 4'11 x 4'8: Having close coupled W.C and double glazed opaque window to front.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

GARAGE: 7'9 x 18'5: Pull to garage door, ceiling light and power points. *(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 .

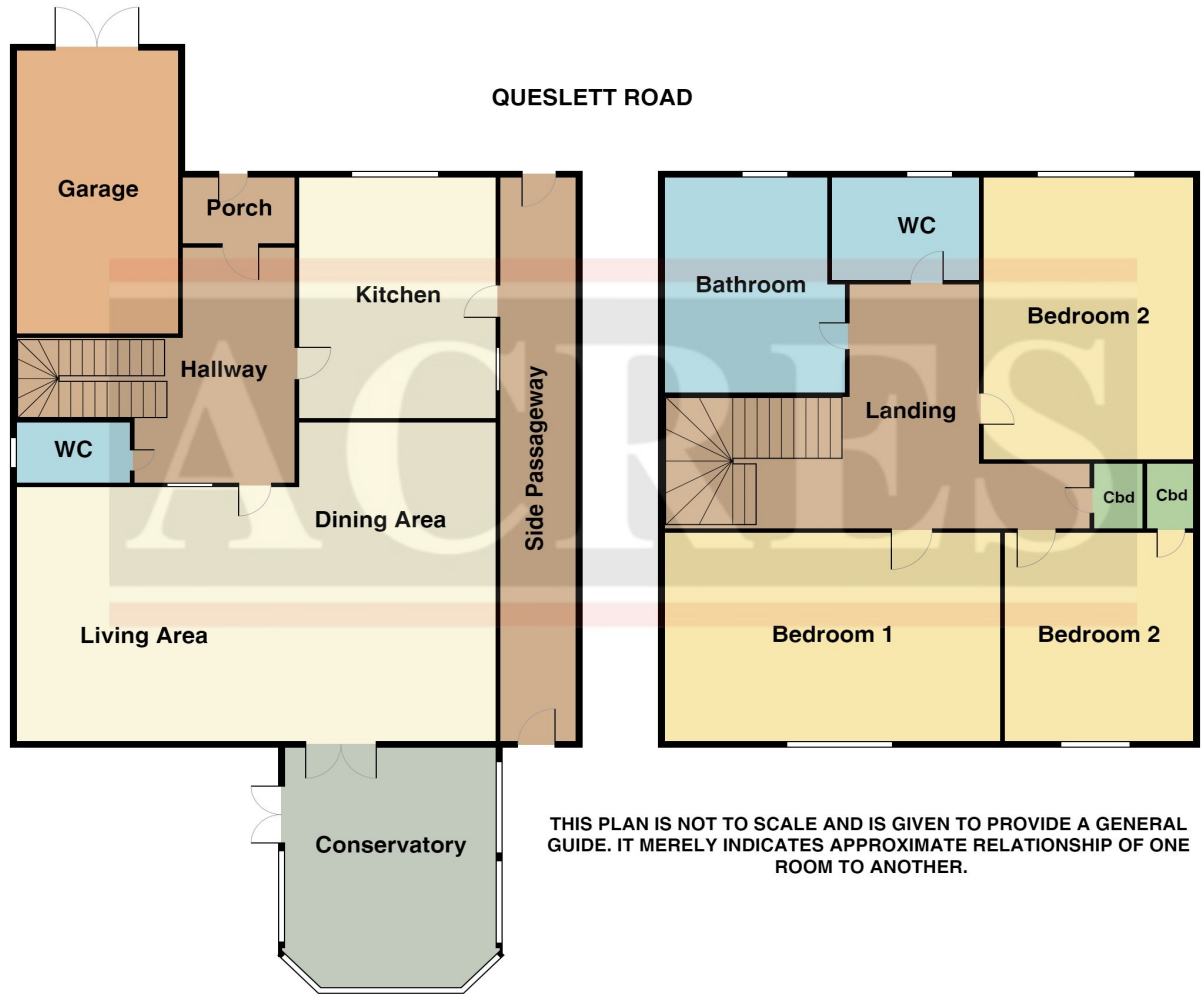
VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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