

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

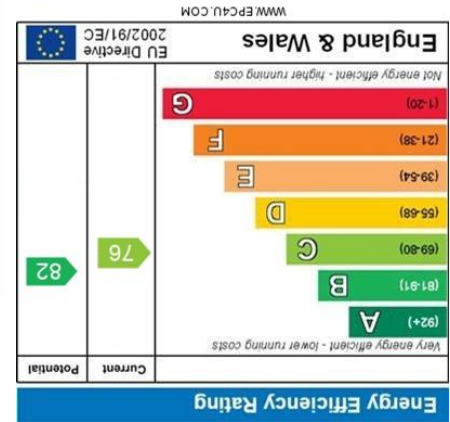


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- PERFECT FOR FIRST TIME BUYERS
- WELL PRESENTED THROUGH OUT
- KITCHEN / DINER
- LARGE MASTER BEDROOM
- STUNNING LIVING WITH BAY WINDOW



Queslett Road, Great Barr, Birmingham, B43 7EJ

Offers Over £240,000



## Property Description

**DESCRIPTION** On the market now is this gorgeous 3 bedroom family home on Queslett Road. To the front you conveniently have off road parking and access to the garden through the side entrance. As you enter you're greeted by an open and airy hallway giving access first to the front living room. In here you have a great big bay window (shown perfectly with a tree in pictures) and an abundance of space to host guests or alternatively a cosy night in. Also off the hallway, is the kitchen diner. Fitted with a modern and clean kitchen, this home saves you the work by already being ready to go. The kitchen also comes with views over the garden and double doors out to the garden ready for summer days and functions. Upstairs you have 3 bedrooms all fitted with a soft and thick carpet. My favourite is the master having so much size along with a large amount of light from the window. To pair with the bedrooms, you have a family bathroom fitted with a bath and an over head shower. It has a clean and bright colour scheme matching the rest of the home. To the rear you have a great space for days outside or just lounging round in the sun.

To conclude this off, this home is completely ready to go and won't be on long. With the price including a modern fitted kitchen and a really well maintained bathroom you can save your budget and move straight in. Act now before it's too late!

**OUTSIDE (FRONT)** Tiled drive with path leading to front door, shared side access to garden.

**HALLWAY** Laminate wood flooring, gas central heating radiator, ceiling lights, door leading to

**LIVING ROOM** 15'0" x 9'8" (4.57 x 2.96 m) Laminate wood flooring, double glazed bay window to front, ceiling lights, gas central heating radiator,

**KITCHEN/DINER** 10'2" x 15'10" ( 3.11 x 4.84m) Vinyl flooring, ceiling lights, gas central heating radiator, double glazed window and French doors to rear, wall and base units, mixer tap sink, space for oven, washing machine and fridge, fixed extractor fan

**LANDING** 6'2" x 2'9" (1.89 x 0.89m) Carpeted flooring, ceiling lights, loft hatch, door leading to -

**BEDROOM THREE** 7'11" x 8'0" (2.43 x 2.44) Carpeted floors, double glazed window to front, gas central heating radiator, over stair storage,

**BEDROOM TWO** 10'3" x 11'6" ( 3.14 x 3.52m) Carpeted flooring, ceiling lights, gas central heating radiator, double glazed window to rear,

**BEDROOM ONE** 12'9" x 9'1" (3.89 x 2.79 m) Carpeted flooring, double glazed window to front, ceiling lights, gas central heating radiator,

**BATHROOM** 6'11 x 5'8" ( 2.11 x 1.73) Vinyl flooring, gas central heating radiator, double glazed window to rear, ceiling lights, tiled walls, hand wash basin and W/C set in to vanity unit, bath tub with mixer tap sink and over head shower

**OUTSIDE (REAR)** Tiled patio followed by lawn and fence surround

Council Tax Band

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Gas Central Heating  
Sewerage - Mains

Flood Risk

Based on the Gov UK website's long-term flood risk checker, this property has been summarised as

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good Outdoor  
O2 - Good Outdoor, Variable at home  
Three - Good Outdoor And In Home  
Vodafone - Good Outdoor, Variable at home

Broadband coverage -

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441