

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- * END OF TERRACED HOUSE
- * RECENTLY REFURBISHED
- * THREE BEDROOMS
- * SPACIOUS LIVING ROOM
- * OPEN PLAN KITCHEN/DINER
- * MODERN FAMILY BATHROOM
- * REAR SINGLE GARAGE
- * LARGE REAR GARDEN
- * HIGH SPEC THROUGHOUT
- * NO UPWARD CHAIN



681 Queslett Road, Great Barr B43 7EP - Offers in excess of £255,000

Acres are delighted to offer for sale this recently refurbished property that benefits from new double glazing, electrics, roof / guttering and gas central heating (all where specified). The interiors include light and airy hallway, very well-presented living room, refurbished open plan kitchen / diner and doors into large rear garden. To the first floor is a landing with access into loft plus two double bedrooms, one single bedroom with built in storage and modern refurbished bathroom with white suite. Outside is a shared driveway leading to single garage and to the rear is a patio to fore leading to large lawn with new fencing to borders. This is a very popular road so an early viewing is highly recommended to appreciate the high standard throughout! NO UPWARD CHAIN!

HALLWAY: 13'5 / 5'5max x 2'10min: Stairs to first floor, radiator and doors into;

LIVING ROOM: 15'2(into bay) x 12'7min / 10'11max x 9'10min: A great size living area with fire surround and fire, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 16'9 x 10'3: Open plan re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear and further double glazed window to side, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine and fridge freezer, dining area, radiator and double glazed doors out to garden.

LANDING: 6'3 x 2'7: Doors into;

BEDROOM ONE: 10'11 x 10'3: A good size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 13'3 / 9'10max x 8'7min: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 10'3max x 9'4(cupboard) / 7'11max x 4'7min: Double glazed window to front, storage cupboard and radiator.

BATHROOM: 6'9 x 5'6: Beautiful re-fitted bathroom to include white suite with panelled bath with shower over, wash hand basin set into vanity, close couple W.C., tiling to part walls, ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: A great size garden with paved patio area to fore, steps leading long lawn with hedging and fencing to borders.

GARAGE: 15'9 x 8'5: Up and Over garage door. *(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: B.

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.

Queslett Road, Great Barr



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		