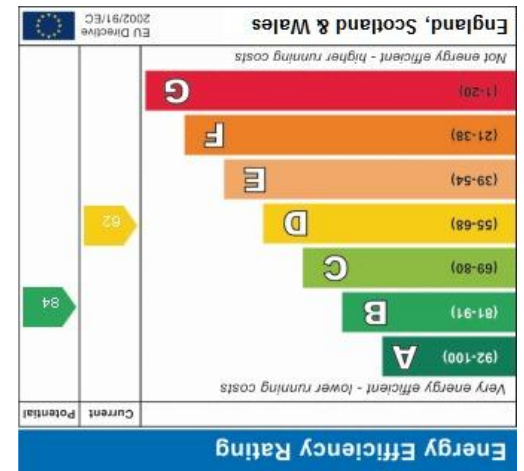


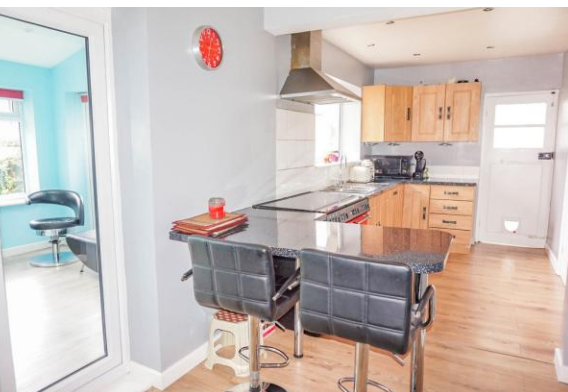
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



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- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENDED TO THE REAR
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING & GARAGE
- PRIME LOCATION
- CLOSE PROXIMITY TO SUTTON PARK

Queslett Road East, Sutton Coldfield, B74 2ER

£325,000



Property Description

Green & Company are pleased to bring to the market this extended three bedroom semi detached house with no onward chain. The property is situated opposite the Streetly Academy and is a short walk to Sutton Parks 2400 National Nature Reserve. The property briefly comprises porch, entrance hall, lounge, kitchen / breakfast room, extended multi use room, utility area, downstairs WC, first floor landing, three bedrooms and a family bathroom. To the front of the property there is a driveway with access to the garage and to the rear of the property is an enclosed garden. In more detail the accommodation comprises:

PORCH 6' 2" max x 6' 8" max (1.88m x 2.03m) Leading to hallway:

ENTRANCE HALLWAY Having wood effect vinyl flooring, ceiling light point, power points, central heating radiator, stairs to first floor and doors to lounge and kitchen.

LOUNGE 17' 3" x 10' 3" (5.26m x 3.12m) Being carpeted, with ceiling light point, central heating radiator, power points and double glazed bay window to front.

KITCHEN / BREAKFAST ROOM 7' 2" x 20' 5" (2.18m x 6.22m) Having wood effect vinyl flooring, ceiling spot lights, under stairs storage cupboard, double glazed window to rear double glazed patio doors through to multi use room, a range of wall and base units, stainless steel sink and drainer, space for double oven and hob, power points and central heating radiator.

MULTI USE ROOM 10' 3" x 10' 6" (3.12m x 3.2m) Having wood effect vinyl flooring, ceiling spot lights, two Velux windows, double glazed window to rear, door to rear garden, central heating radiator and power points.

UTILITY 4' 7" x 18' 5" (1.4m x 5.61m) Having tiled flooring, wall light, central heating radiator, storage cupboard housing boiler, downstairs WC, door to rear garden, door to side passage and power points.

DOWNSTAIRS WC 4' x 3' 10" (1.22m x 1.17m) Having tiled flooring, ceiling light, low level WC and window to side.



FIRST FLOOR LANDING Being carpeted and having ceiling light point, double glazed window to side, power points and loft access.

BEDROOM ONE 14' 5" x 10' 5" (4.39m x 3.18m) Being carpeted and having ceiling light point, central heating radiator and double glazed bay window to front.

BEDROOM TWO 11' x 10' 5" (3.35m x 3.18m) Being carpeted and having ceiling light point, central heating radiator, power points and double glazed window to rear.

BEDROOM THREE 12' 5" x 8' 7" (3.78m x 2.62m) Being carpeted and having ceiling light point, central heating radiator, power points and double glazed window to front.

BATHROOM 7' 2" x 9' 7" (2.18m x 2.92m) Having tiled flooring, ceiling spot lights, two double glazed windows to rear, bath, corner shower, hand wash basin, low level WC, central heating towel rail radiator, tiled walls and extractor fan.

AGENTS NOTE The loft is partially boarded and has light and drop down ladder.

OUTSIDE To the front the property has a driveway with access to the garage.

To the rear there is an enclosed rear garden with patio area and lawn.

Council Tax Band D - Birmingham City Council

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.

