



Horseshoe Crescent, Great Barr
Birmingham, B43 7BL

Offers Over £160,000

Great Barr

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Paul Carr Estate Agents are delighted to present this modern ground floor two bedroom, two bathroom apartment situated on the popular Nether Hall Estate in Great Barr close to all local amenities and the recently renovated grounds on the lovely Nether Hall Park.

The apartment is situated on the first floor and benefits from a quiet aspect towards the top end of the estate. Approached via a secure communal entry with convenient allocated parking close by.

The apartment internally has a hallway with a two built in storage cupboard and doors off to all rooms. The principle bedroom is a king sized room with a large built in wardrobe, carpets, and a modern en-suite shower room. Bedroom Two is also king sized with carpets, TV socket, recessed area for a free-standing wardrobe or dressing table and a double-glazed window. Back out into the hallway the family bathroom is a mainly tiled suite with bath, low level W.C, wash hand basin and heated towel rail. The lounge offers a spacious living area with a great size storage cupboard, carpets and a dual aspect window into the open living kitchen area. The kitchen area consists of a comprehensive range of wall and base units with a work surface top incorporating a one and a half bowl sink and side drainer, a gas hob and oven with a fitted extractor hood and built-in appliances comprising washer dryer and fridge freezer.

The property also benefits from having double glazing and gas central heating.

This property would make an ideal first time, downsize or investment purchase an internal viewing is recommended at the earliest opportunity.





Property Specification

TWO BEDROOM APARTMENT
TWO BATHROOMS
SPACIOUS LOUNGE WITH STORAGE
ALLOCATED PARKING
SHORT WALK TO NETHERHALL NATURE AREA



Lounge
19' 0" x 14' 7" (5.78m x 4.44m)

Kitchen
13' 0" x 6' 10" (3.96m x 2.08m)

Bedroom 1
9' 8" x 11' 7" (2.94m x 3.54m)

En-suite
4' 10" x 6' 10" (1.48m x 2.09m)

Bedroom 2
11' 8" x 11' 7" (3.56m x 3.54m)

Bathroom
6' 9" x 7' 10" (2.07m x 2.39m)

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:

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: Leasehold 112 years remaining
Ground Rent: £tbs
Service Charge: £1610 per annum

Floor Plan

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

Ground Floor



Energy Efficiency Rating

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

Map Location

