



Horseshoe Crescent, Great Barr  
Birmingham, B43 7BJ

£175,000

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**Characterful Two-Bedroom Second Floor Apartment with Stunning Communal Views** Featuring attractive bay windows, Juliet balconies, and far-reaching views over beautifully maintained communal fields, this superb two-bedroom, two-bathroom apartment is located on the second floor of a well-regarded development.

Situated on the highly sought-after Netherhall Estate on Horseshoe Crescent, the property enjoys a prime and convenient location, just a short drive from local amenities including Asda supermarket, with excellent commuter access via the M6 motorway network.

#### Standout Features

- Long lease with over 900 years remaining
- Attractive views across communal green spaces
- Intricate bay windows flooding the living space with natural light
- Two Juliet balconies offering open views over the fields
- Large internal storage cupboard
- Allocated parking space
- Secure communal entrance with intercom system

#### Property Highlights

• Welcoming entrance hallway with airing cupboard and additional storage • Two generous double bedrooms, both with built-in wardrobes o Principal bedroom benefits from a Juliet balcony and en-suite shower room • Modern family bathroom featuring a bath with shower over, stylish fittings, and a heated towel rail • Spacious open-plan lounge and kitchen with eye-catching bay windows. The lounge enjoys a Juliet balcony overlooking the communal fields and a bay window to the side aspect, creating a bright and airy feel o The kitchen is well-appointed with a modern range of wall and base units, granite worktops, gas hob and oven, integrated fridge freezer and dishwasher, plus space for a washing machine \* A large storage cupboard located off the lounge adds further practicality

\* Summary This well-presented apartment offers an excellent opportunity for first-time buyers and investors alike, providing a ready-to-move-into home within a desirable and well-connected location.

Early viewing is highly recommended - book your appointment today





## Property Specification

TWO BEDROOM TWO BATHROOM  
LOVELY ASPECT OVER COMMUNAL FIELDS  
MODERN & KEY READY APARTMENT  
UNIQUE LONG LEASE ORIGINALLY 999 YEARS!  
ALLOCATED PARKING SPACE

### Entrance Hallway

**Bedroom One**  
9' 6" x 11' 10" (2.9m x 3.6m)

**En-suite**  
4' 11" x 7' 3" (1.5m x 2.2m)

**Bedroom Two**  
9' 2" x 12' 6" (2.8m x 3.8m)

**Family Bathroom**  
6' 11" x 6' 11" (2.1m x 2.1m)

**Large Storage Cupboard**  
5' 11" x 2' 11" (1.8m x 0.9m)

**Living Room**  
15' 9" x 14' 9" (4.8m x 4.5m)

**Kitchen**  
13' 1" x 8' 2" (4m x 2.5m)

### 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:

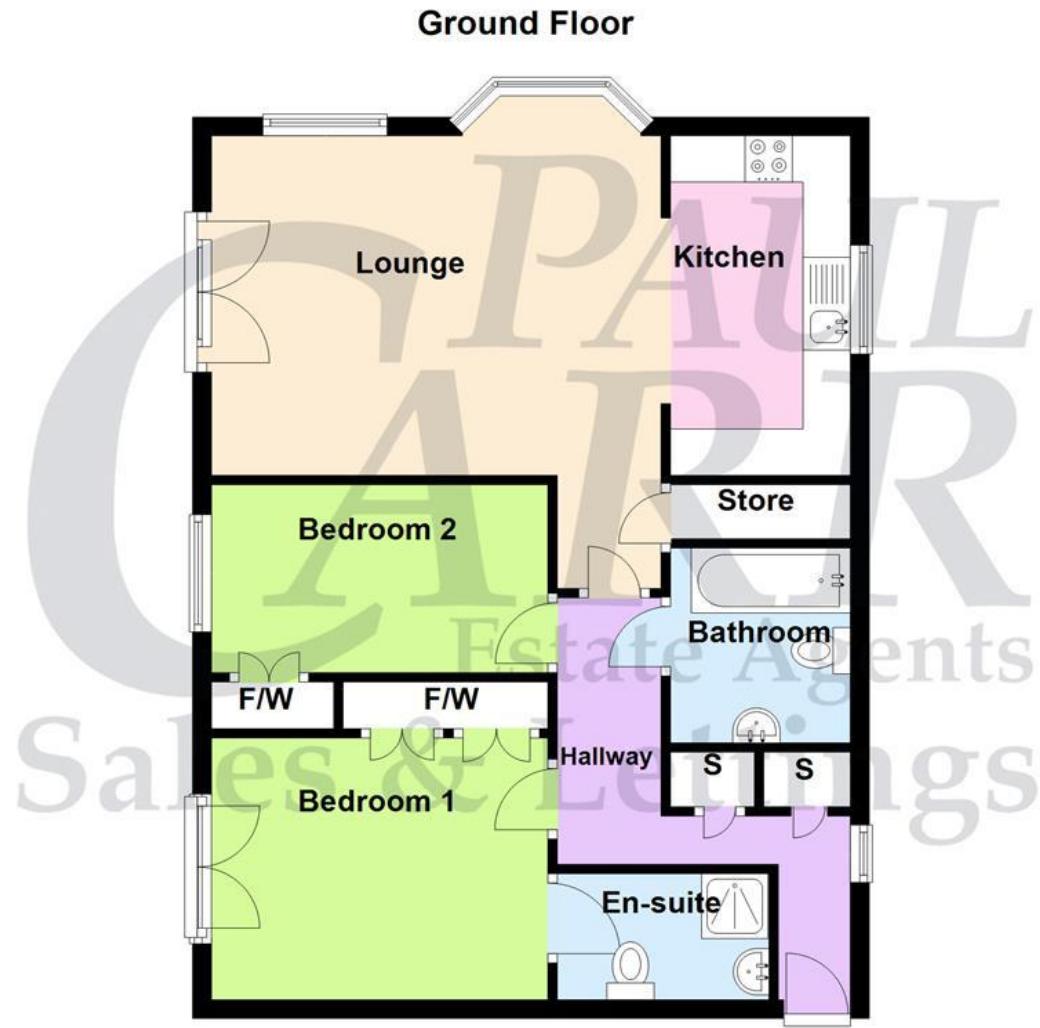
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### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: C  
Tenure: Leasehold - 981 years  
Ground Rent: £197.61 per annum  
Service Charge: £1141.41 per annum

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

