



Farrier Court, Crome Road, Great Barr  
Birmingham, B43 7NL

Guide Price £122,500



# Great Barr

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Paul Carr Estate agents are delighted to bring to market this great opportunity to purchase a two bedroom ground floor flat on the popular Pheasey Estate.

Located close to local amenities and schools, the home has the benefit of its own allocated parking space and is approached via a block paved pathway and entered through a secure porch.

Once in the property you are welcomed by a large living room with the kitchen off to the right. The kitchen offers plentiful wall and base units, a rolled edge work surface, tiled walls, and a sink unit.

Heading back through the lounge and into the hallway you have doors off the two generously sized bedrooms with windows looking out to the rear aspect.

The bathroom consists of a bath with shower over, hand wash unit, W.C and finished with a white tile décor.

Completing the internal living space is a large useful storage room.

Externally, the property comes with a communal garden and a shed area to the side of the home.

Perfect for First Time Buyers and downsizers and also with the added benefit of having No Upward Chain.

If you are interested in viewing this flat then please contact us at the Great Barr office - on 0121 325 1133







## Property Specification

GROUND FLOOR FLAT  
TWO BEDROOMS  
NO UPWARD CHAIN  
PARKING SPACE  
PHEASEY ESTATE

### Porch

2' 7" x 2' 7" (0.8m x 0.8m)

### Lounge

13' 9" x 11' 2" (4.2m x 3.4m)

### Kitchen

7' 10" x 7' 7" (2.4m x 2.3m)

### Bedroom One

10' 6" x 12' 6" (3.2m x 3.8m)

### Bedroom Two

7' 3" x 9' 10" (2.2m x 3.0m)

### Bathroom

5' 3" x 7' 3" (1.6m x 2.2m)

### 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: 9th October 2023

### Viewer's Note:

Services connected: mains electricity, water and drainage  
Council tax band: B  
Tenure: Leasehold 73 years remaining  
Ground Rent: £120 per annum  
Service Charge: £544 per annum

# Floor Plan

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



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

