



Horseshoe Crescent, Great Barr
Birmingham, B43 7BL

£180,000

Great Barr

£180,000



We have available this truly superb two bedroom two bathroom apartment on Horseshoe Crescent situated on the popular Nether Hall Estate within Great Barr, which provides a quiet residential living area but still within good proximity of local amenities and schools.

The apartment is located on the first floor and is accessed via a secure communal entrance with intercom system. Upon entry to the first floor, a non disclosed communal space greets you set behind an additional communal door offering further privacy, the current owner uses this space for storage but to clarify it does not form part of the official title plan.

Upon internal entry there is a good size L-shaped hallway which provides access to all room, a useful store cupboard and another airing cupboard. There are two comfortable double bedrooms, with the main bedroom offering a shower room en-suite and built-in wardrobes. There is also a family bathroom just off the hallway which offers a neutral suite with bathtub, hand wash basin and low level W. C The open plan kitchen and living room offers a lovely bright and airy space with dual aspect and featuring the added benefit of a Juliet balcony. The kitchen offers a great range of modern wall and base units, with integrated oven and gas hob, stainless steel sink and drainer, and further integrated appliances. There is also plentiful space for a family dining table.

Please note this apartment comes to market with no upward chain and has some high quality furnishings that the seller will consider leaving for the right offer.

Viewing is highly recommended for this exceptional apartment at your earliest convenience.

We understand the following and recommend for your solicitor to make their own enquiries.

Lease length - Term Remaining 113 years

Ground Rent - The amount for the period 1 Jan 2024 - 31 Dec 2024 is £253.74

Service Charge - The amount for the period 1 Oct 2023 - 30 Sep 2024 is £1949.4





Property Specification

**TWO BEDROOM TWO BATHROOM APARTMENT
EXCEPTIONAL STANDARD
FIRST FLOOR
MODERN and KEY READY
NO UPWARD CHAIN**

**Hallway
10' 2" x 12' 10" (3.1m x 3.9m)**

**Bedroom One
11' 10" x 9' 10" (3.6m x 3m)**

**Ensuite
8' 6" x 4' 11" (2.6m x 1.5m)**

**Bedroom Two
11' 10" x 7' 10" (3.6m x 2.4m)**

**Family Bathroom
6' 3" x 6' 3" (1.9m x 1.9m)**

**Open Plan Lounge & Kitchen
22' 0" x 13' 1" (6.7m x 4m)**

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: 2nd April 2024

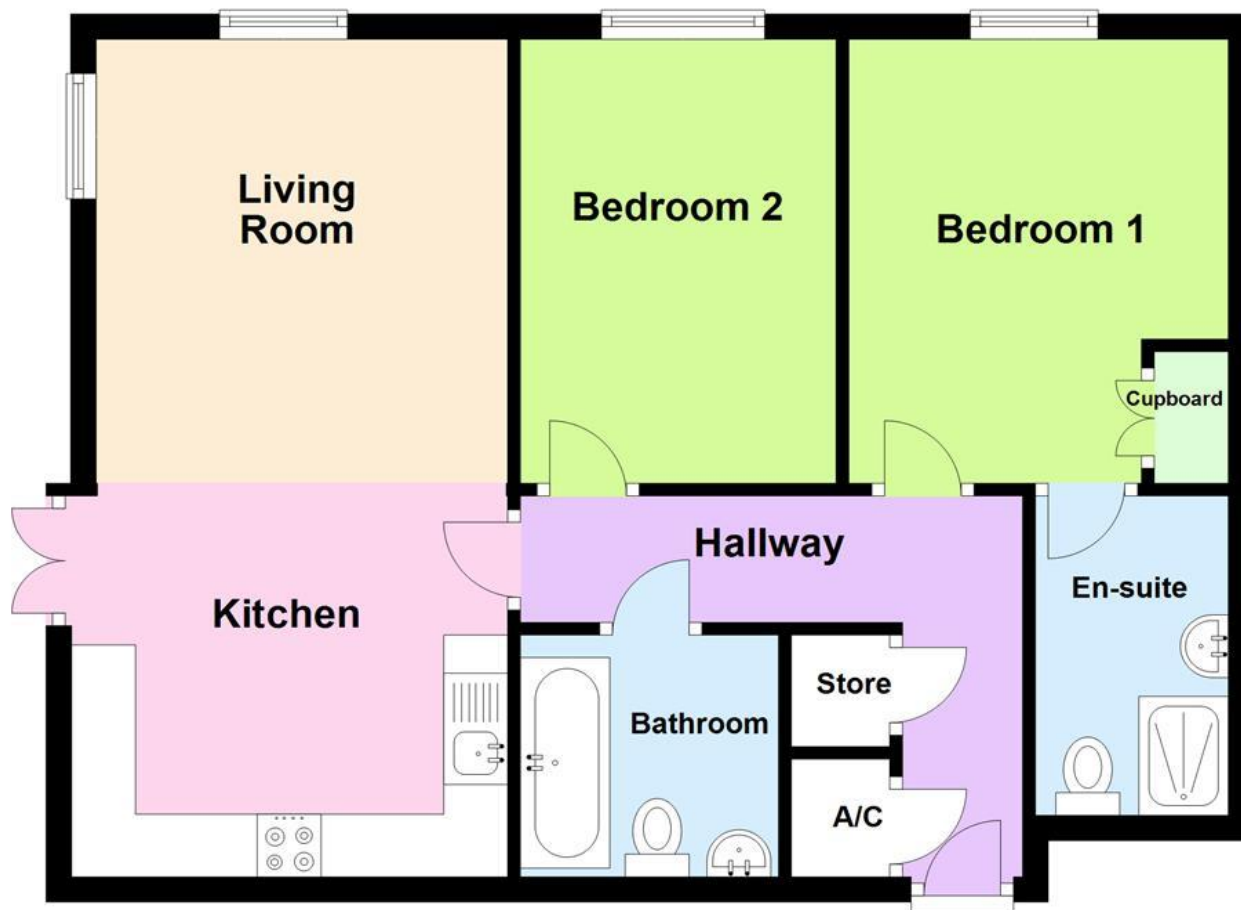
Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: Leasehold 113 years remaining
Ground Rent: £253.74 per annum
Service Charge: £1949.4 per annum

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Energy Efficiency Rating

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

Map Location

