



Horseshoe Crescent, Great Barr
Birmingham, B43 7BQ

Offers Over £170,000

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We are pleased to bring to market Horseshoe Crescent a beautifully presented two-bedroom, two-bathroom first-floor apartment located on the popular and modern Netherhall Estate, with convenient access to the M6 motorway network and the nearby nature walks.

Situated on the first floor, the property is entered via a lovely, inviting hallway featuring attractive herringbone flooring, along with two useful storage cupboards and access to all rooms.

The master bedroom benefits from built-in wardrobes, a Juliet balcony, and a stylish en-suite shower room. The second bedroom is also a well-proportioned double room.

The family bathroom features a modern suite comprising a bath with shower over, wash hand basin, low-level W.C., and heated towel rail.

The living room is a spacious and bright area with a Juliet balcony, opening into a contemporary fitted kitchen which offers a range of wall and base units along with integrated appliances. Further benefits include double glazing, gas central heating, and an allocated parking space.

An internal inspection is highly recommended to fully appreciate the accommodation on offer.





Property Specification

IMMACULATE FIRST FLOOR APARTMENT
TWO BEDROOMS
LOUNGE LEADING INTO MODERN REFITTED KITCHEN
MASTER BEDROOM WITH ENSUITE
ALLOCATED PARKING SPACE

Hallway

Lounge
16' 5" x 12' 6" (5m x 3.8m)

Fitted Kitchen
11' 5" x 6' 1" (3.48m x 1.85m)

Bedroom One
12' 4" x 8' 7" (3.76m x 2.62m)

En-suite
5' 4" x 4' 10" (1.63m x 1.47m)

Bedroom Two
12' 9" x 7' 9" (3.89m x 2.36m)

Bathroom
6' 6" x 6' 1" (1.98m x 1.85m)

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:

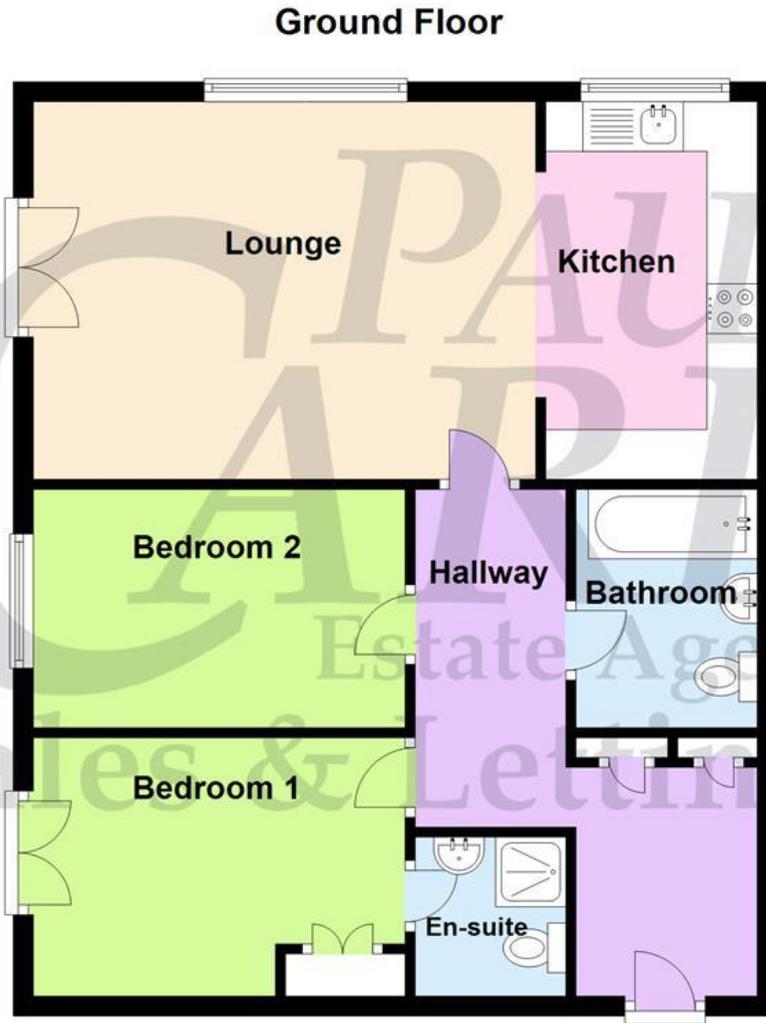
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: Leasehold 108 years remaining
Ground Rent: £204.40 per annum
Service Charge: £2579.97 per annum

Floor Plan

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



Energy Efficiency Rating

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

Map Location

