



Duckery Wood Walk, Great Barr
Birmingham, B43 7DW

£185,000

Great Barr

£185,000



Duckery Wood Walk is a spacious, larger-style two-bedroom apartment set within the highly sought-after Nether Hall Park development, perfectly positioned for access to local amenities.

Occupying the first floor of a modern building and privately situated within a block of just two apartments, this property offers both comfort and exclusivity.

Accessed via a secure communal entrance with intercom system and staircase to the first floor, the apartment opens into a welcoming hallway featuring a generous built-in storage cupboard housing the hot water tank.

The bright and well-proportioned living room enjoys a feature window overlooking the front of the development and communal green space. An open doorway leads into the fitted kitchen, equipped with a comprehensive range of wall and base units, rolled-edge work surfaces, olive-tone splashbacks, electric hob with extractor hood, oven, and integrated appliances. There is space for all white goods, along with a tall fridge-freezer and a one-and-a-half sink with drainer.

The apartment offers two double bedrooms, with the master benefitting from fitted double wardrobes and access to a private en-suite shower room comprising a shower enclosure, wash hand basin and low-level W.C. A separate family bathroom completes the accommodation, featuring a panelled bath, wash hand basin and low-level W.C.

Further benefits include double glazing, central heating this modern apartment represents an ideal first-time buy or an excellent investment opportunity.





Property Specification

DELIGHTFUL AND SPACIOUS TWO BEDROOM APARTMENT
FIRST FLOOR IN BLOCK OF TWO APARTMENTS
POPULAR NETHER HALL PARK DEVELOPMENT
LOUNGE WITH FEATURE ARCH WINDOW
ALLOCATED PARKING SPACE

Hallway

9' 10" x 7' 7" (3m x 2.3m)

Lounge

19' 8" x 14' 1" (6m x 4.3m)

Kitchen

9' 10" x 7' 7" (3m x 2.3m)

Bathroom

6' 7" x 6' 7" (2m x 2m)

Bedroom 1

12' 2" x 15' 9" (3.7m x 4.8m)

En-suite

7' 10" x 8' 10" (2.4m x 2.7m)

Bedroom 2

9' 10" x 16' 1" (3m x 4.9m)

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: 5th December 2025

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 - having 115 years remaining TBC

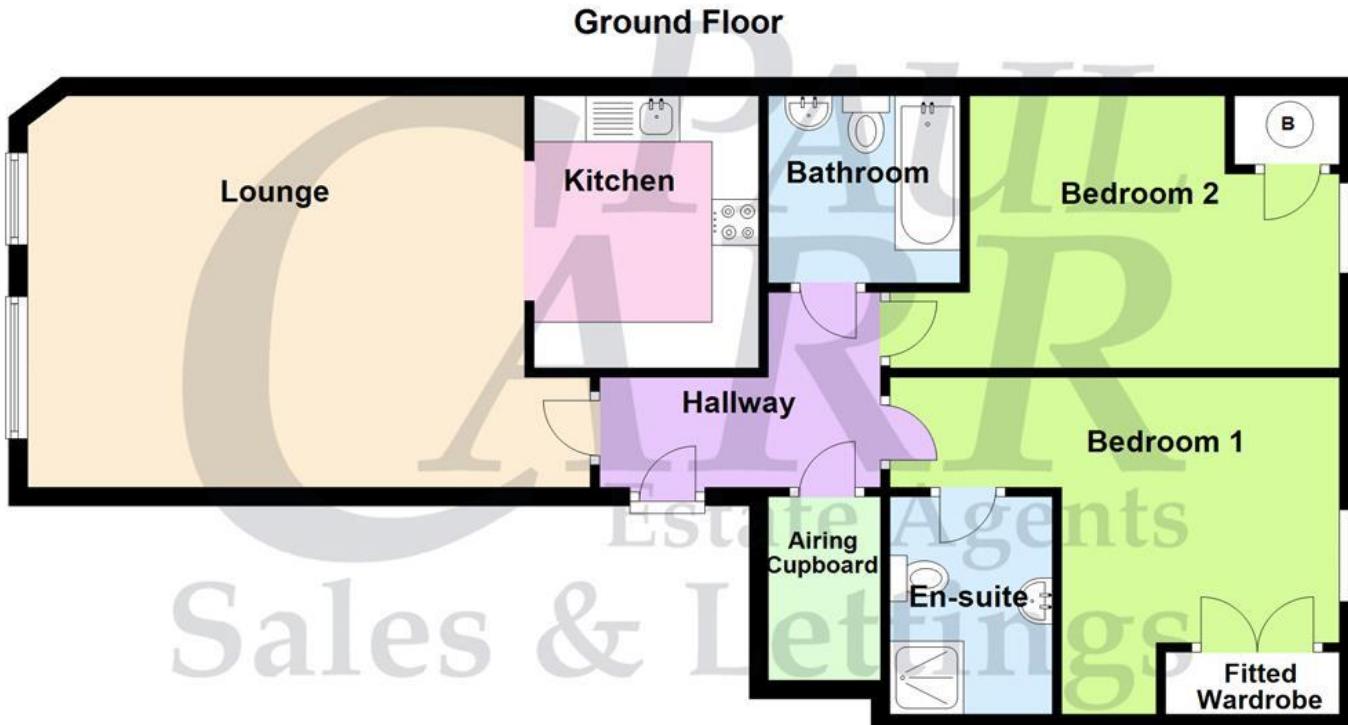
Ground Rent: £175 per annum TBC

Service Charge: £1600 per annum TBC

ALL LEASE DETAILS ARE TO BE CONFIRMED

Floor Plan

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



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

