



Horseshoe Crescent, Great Barr
Birmingham, B43 7BQ

Offers Over £140,000

Great Barr

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Attention all first time buyers, downsizers and investors a great opportunity has arisen to acquire a ground floor two bedroom two bathroom apartment on the purpose built Netherhall Estate. This popular area is well situated for all of the things Great Barr has to offer including local schools, the Asda supermarket, M6 motorway network and Netherhall Nature walks.

Upon arrival parking in your allocated parking spot, a secure front and rear communal gives entrance to the internal apartments. Upon entry the hallway features two storage cupboards and access to all rooms.

Bedroom one is a good size principal room with carpets, window to the rear, built-in wardrobes and an en-suite shower room.

Bedroom Two is also a double room with carpets and window to the rear.

The main bathroom features a modern suite mainly tiled with whirlpool bathtub and shower over, W.C, wash hand basin and heated towel rail.

Travelling through to the main reception areas is a spacious lounge with open Kitchen area, featuring carpets throughout and dual aspect windows. The kitchen completes the internal accommodation and benefits from a smart range of black wall and base cabinets with countertops over, one and a half bowl sink and drainer with splashback up stands, overhead window, a built-in selection of appliances including tall fridge freezer, washing machine, dishwasher and gas hob and oven with overhead extraction.

This apartment comes to market with the additional advantage of having no upward chain. We encourage interested parties to pick up the phone ASAP and arrange a viewing!





Property Specification

GROUND FLOOR APARTMENT
TWO BEDROOM
TWO BATHROOM
SPACIOUS LOUNGE
ALLOCATED PARKING

Entrance Hallway

Lounge
14' 0" x 15' 5" (4.26m x 4.7m)

Kitchen
11' 5" x 6' 7" (3.49m x 2m)

En-suite
4' 9" x 5' 3" (1.44m x 1.6m)

Bedroom One
8' 6" x 12' 3" (2.6m x 3.74m)

Bedroom Two
7' 2" x 12' 3" (2.18m x 3.74m)

Family Bathroom
6' 3" x 5' 11" (1.9m x 1.8m)

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: 8th September 2023

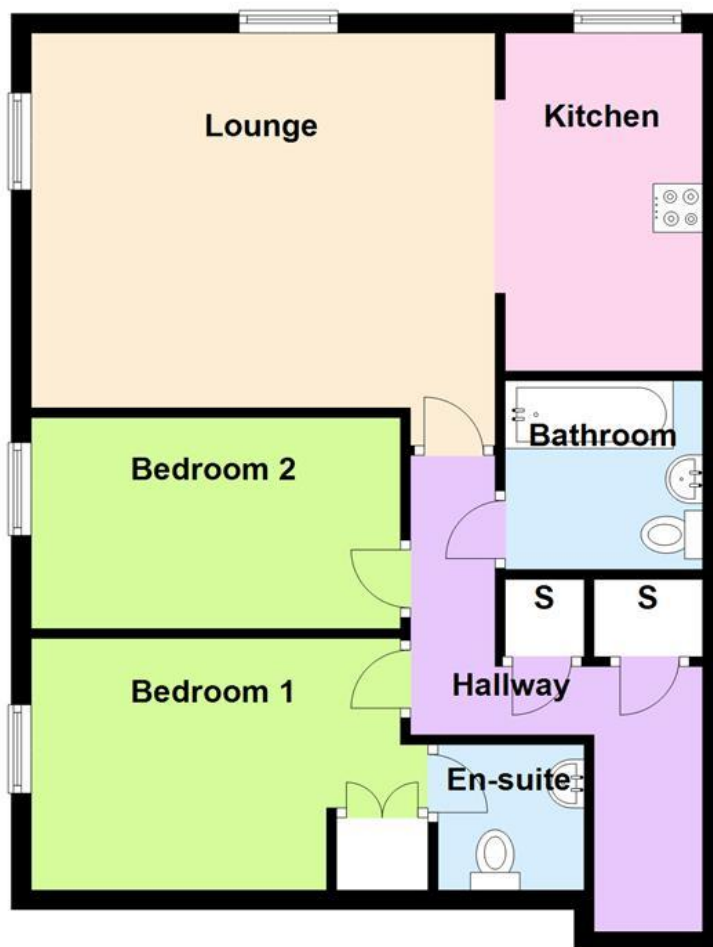
Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: Leasehold 125 Year lease from June 1st 2009
- 111 years remaining
Ground Rent: £250 per annum
Service Charge: £780 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	81	81
(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

