



**Connells**

Asbury Court  
Newton Road Great Barr



### Property Description

**\*\*EXCEPTIONAL GROUND FLOOR APARTMENT\*\*** **\*\*STUNNING CONDITION WITH SPACIOUS ROOMS\*\*** **\*\*TWO BEDROOMS AND BATHROOM, EN SUITE SHOWER ROOM OFF MASTER BEDROOM. 710 SQUARE FOOT APPROX\*\***

Connells are thrilled to offer for sale this beautifully presented and highly individual ground floor apartment located within the modern apartment complex of Asbury Court. This generous sized apartment is perfectly positioned to take advantage of local facilities including neighbouring schools, supermarkets and Parks. The property lies within walking distance of Great Barr with a broader range of shopping and leisure facilities. The apartment comprises an entrance hall, lounge, modern kitchen, bathroom and two generous double bedrooms, the master boasting an en-suite shower room. Externally, the property comes with an allocated parking space and access to communal gardens. Internal viewing is highly recommended, viewers will not be disappointed.

**\*\*PERFECT FOR FIRST TIME BUYERS, INVESTORS OR THOSE LOOKING FOR A BUNGALOW DUE TO THE GROUND FLOOR ASPECT AND CLOSE PROXIMITY TO SHOPS AND LOCAL AMENITIES\*\***

**\*\*CALL CONNELLS GREAT BARR FOR MORE DETAILS\*\***

### Entrance Porchway

### Entrance Hallway

### Lounge-Diner

10' 5" x 16' 5" ( 3.17m x 5.00m )

### Kitchen

7' 4" x 8' 7" ( 2.24m x 2.62m )

### Bedroom One With En-Suite

11' 8" x 15' 2" ( 3.56m x 4.62m )

### Bedroom Two

11' 8" x 12' 2" ( 3.56m x 3.71m )

### Family Bathroom

### Private Parking Space

### Communal Garden Areas

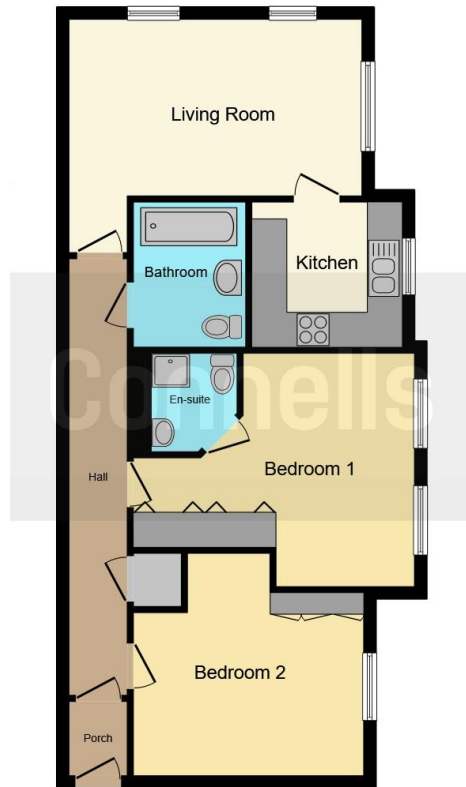
### Showhome Condition

### Call Connells Today









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 357 6877**  
**E [greatbarr@connells.co.uk](mailto:greatbarr@connells.co.uk)**

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GBR310957](http://connells.co.uk/Property/GBR310957)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: GBR310957 - 0004

Awaiting Photograph

