



**Connells**

Horseshoe Crescent  
BIRMINGHAM



### Location Description

Perfectly nestled on the top of a hill, at the junction of Horseshoe Crescent & Netherhall Avenue, this standalone top floor apartment is unique both in its location and in its design. The second floor modern build offers views across the St Margarets grounds as well as the large Green that sits just behind it, making it an apartment to be proud of. Being the only apartment situation on this floor, the property offers triple aspect views of its surrounding areas.

The property is positioned right on the brow of a hill, on the sought after and ever popular Netherhall Estate built by Bovis Homes some 17 years ago. Surrounding the residential estate are plenty of public walks, woodland, lakes and private Greens specifically built and managed by the estate for the use of its residents, so this property would be best suited to a first time buyer or home mover that is likely to be an owner occupier

The property is nearby to a local Asda Supermarket, as well as the many amenities found at The Queslett, from Take Aways & Butchers, to Newsagents and local pubs and restaurants. The M5 & M6 are easily linked via The Queslett Road which also provides access to neighbouring towns such as West Bromwich, Walsall & Sutton Coldfield.

The property briefly comprises of a hallway, security intercom system, large open plan lounge-diner-kitchen with some integral appliances, two double bedrooms with fitted wardrobes, family bathroom, guest wc, and one allocated parking space.

### Management & Lease Information

#### Lease Information

- Lease Commenced: 1 June 2007
- Lease Term: 999 Years
- Lease Remaining: 982 Years

#### Management Charges

- Ground Rent: £200 Per Annum
- Service Charge: £1400 Per Annum
- Open Spaces: £127 Per Annum

## Property Description

### **Entrance Hall**

Main front door leading into the dwelling from the communal hallway, telephone entry intercom system, radiator, storage cupboard and doors leading into all rooms.

### **Lounge & Dining Area**

16' 10" max x 15' 1" from kitchen into recess ( 5.13m max x 4.60m from kitchen into recess )

Double Aspect French Doors to Juliet Balcony x 2, radiator x 2, TV & Tel point, double aspect windows x 2, door into the entrance hallway and open plan to the kitchen area.

### **Kitchen Area**

12' 1" x 6' 11" ( 3.68m x 2.11m )

White high gloss wall & base units with Granite work surfaces, spotlights to ceiling, stainless steel sink & drainer with an extendable Chrome hose mixer tap, brushed stainless steel 4 burner gas hob with cooker hood over and under counter electric double oven, integral fridge freezer and tiled flooring,

### **Guest Wc**

Low level wc, radiator, ceramic wash hand basin with Chrome mixer taps over, spotlights to ceiling and part tiling to splash prone areas.

### **Master Bedroom**

12' 7" x 10' 10" into recess ( 3.84m x 3.30m into recess )

Double glazed window, radiator, TV & Tel point, 2 x Fitted Double Wardrobe & 1 x Fitted Single Wardrobe and a door leading out into the hallway.

### **Bedroom Two**

11' 8" x 9' 7" ( 3.56m x 2.92m )

2 x double glazed windows giving a double aspect, radiator, double fitted wardrobe.

### **Family Bathroom**

Fitted panel bath with Chrome taps and an integral Chrome shower over, low level wc, ceramic wash hand basin with taps, mosaic effect splash back tiling to wet areas, extractor fan and a door to into the hallway.

### **Parking**

The apartment comes with one allocated parking space and there are Visitors spaces for any guests.









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

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**EPC Rating: C**

Tenure: Leasehold

**[view this property online connells.co.uk/Property/GBR310814](http://www.connells.co.uk/Property/GBR310814)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2007. 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.

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