

Connells

Horseshoe Crescent BIRMINGHAM

Horseshoe Crescent BIRMINGHAM B43 7BF

for sale offers over **£180,000**



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 it's location and in it's 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 it's 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 it's 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 loungediner-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 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.











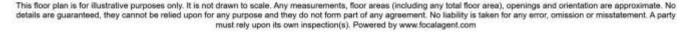






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T 0121 357 6877 E greatbarr@connells.co.uk

907 Walsall Road Great Barr BIRMINGHAM B42 1TN

EPC Rating: C

view this property online 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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Tenure: Leasehold



