



Asbury Court, Newton Road  
Great Barr, Birmingham, B43 6QS

**£150,000**



# Great Barr

£150,000



Paul Carr Estate Agents are pleased to introduce this spacious and well-presented ground floor apartment located in the desirable Asbury Court on Newton Road.

Offering generous proportions throughout, the property features an extensive entrance hallway that leads to all rooms, creating a practical and well-connected layout.

Bedroom Two is a large double, complete with fitted wardrobes for convenient storage.

The main family bathroom is finished in neutral, warm tones with light brown tiling and includes a separate bathtub, W.C and hand wash basin.

The master bedroom provides excellent space, also benefiting from fitted wardrobes, and is complemented by its own en-suite—featuring a shower unit, W.C and hand wash basin, all finished in the same warm, inviting décor.

The kitchen is both functional and stylish, offering a range of wall and base units in a wooden brown finish, a sleek black worktop and under-cabinet lighting for added practicality.

The dual-aspect lounge is a standout feature, providing plenty of natural light and a comfortable, airy living area ideal for both relaxing and entertaining.

Externally, residents benefit from well-maintained communal areas and allocated parking.

The location is superb, with excellent access to local amenities, transport links and reputable schooling making this an appealing choice for first-time buyers, downsizers or investors alike.







## Property Specification

GROUND FLOOR APARTMENT  
TWO BATHROOMS  
ALLOCATED PARKING  
WELL CONNECTED AREA  
CHAIN FREE

Hall  
34' 3" x 3' 6" (10.44m x 1.07m)

Bedroom 2  
13' 5" x 11' 1" (4.08m x 3.39m)

Bathroom  
6' 11" x 5' 11" (2.10m x 1.80m)

Bedroom 1  
11' 11" x 11' 7" (3.63m x 3.53m)

En-suite  
7' 2" x 5' 4" (2.18m x 1.62m)

Kitchen  
11' 11" x 6' 1" (3.62m x 1.85m)

Lounge  
18' 8" x 11' 4" (5.69m x 3.46m)

### 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:

**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, water and drainage  
Council tax band: C  
Tenure: Leasehold having 102 years remaining  
Ground Rent: £150 per annum  
Service Charge: £1600-£1800 per annum

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

