



Andrew Court, Greenholm Road, Great Barr
Birmingham, B44 8HJ

£150,000

Great Barr

£150,000

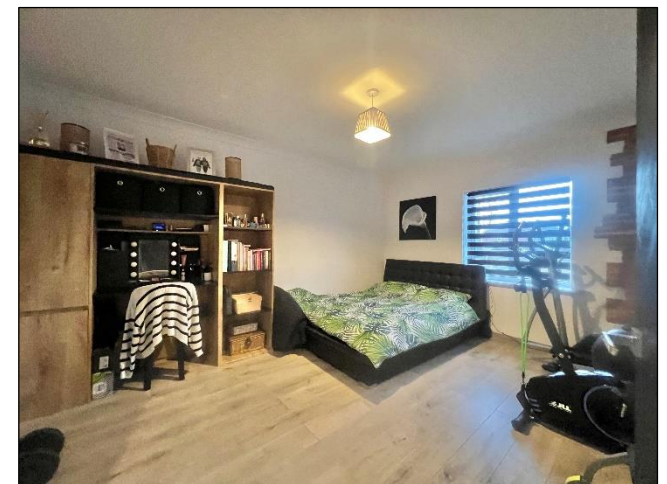


Welcoming to the market this excellent opportunity to purchase the 'Coach House' flat at the popular Andrew Court. Situated close to good local schools, shops, and amenities.

Approached via a gated entrance into the communal car park. Upon entry into the flat you are welcomed by a large hallway giving you access to the two double bedrooms. The family shower room is a modern suite and consists of a walk-in shower, hand wash unit and WC. The large lounge/kitchen offers an array of wall and base units, plenty of countertop space sink unit with side drainer, electric hob, oven and space for suitable fitted appliances.

The flat measures an impressive 69 Square Meters

Viewing this unique flat is highly recommended.





Property Specification

TWO BEDROOMS
COACH HOUSE FIRST FLOOR FLAT
CLOSE TO LOCAL SCHOOLS
COMMUNAL CAR PARK
MODERN FAMILY SHOWER ROOM

Kitchen/Lounge
5.84m (19'2") max x 5.30m (17'5") max

Bathroom
2.19m (7'2") x 2.00m (6'7")

Bedroom 1
4.51m (14'10") max x 3.49m (11'5")

Bedroom 2
3.37m (11'1") x 2.79m (9'2")

Viewer's Note:

Services connected: Electric Water Drainage

Council tax band: B

Tenure: Leasehold 125 years from 1st Jan 2006 APPROXIMATELY 106 years remaining

Ground Rent - £75 a half year

2025 - Currently £1025.04 per half year although there may be an increase for this year to cover some repair work to a boundary wall.

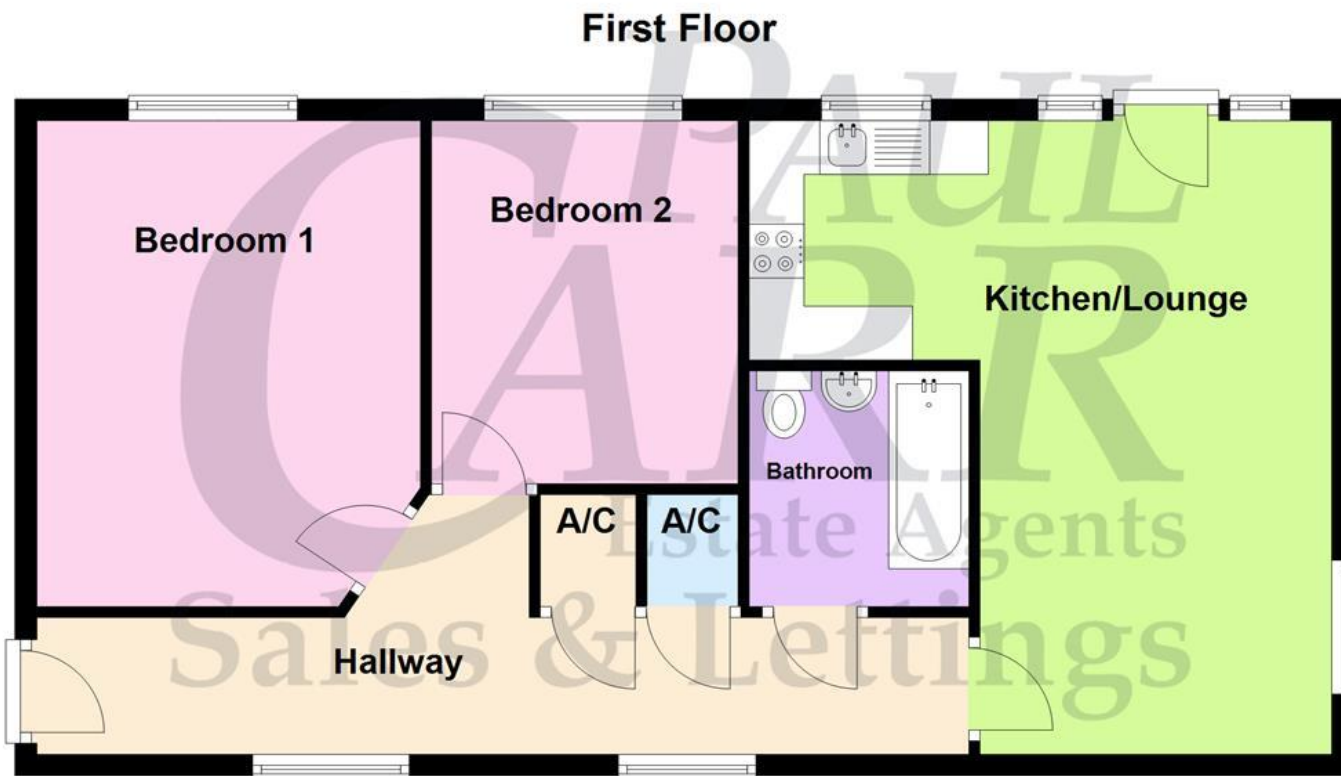
Agent's Note:

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: 12th February 2025

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		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

