



Hailwood Drive, Great Barr
Birmingham, B43 6BY

Offers in the Region Of £170,000

Great Barr

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Available for sale at Hailwood Drive this ground floor modern two bedroom two bathroom apartment is located close by to all the amenities at the Scott Arms shopping centre and junction 7 of the M6.

Situated in the corner of a private residential cul de sac just off the Newton Road in Great Barr. The building is accessed via an intercom security system.

Upon entering the apartment there is an inviting hallway with a built in storage cupboard, telephone intercom and doors off. The open plan living room offers a spacious open plan room with patio doors and a modern kitchen area off to the side of the room consisting of wall and base units with a work surface incorporating a one and a half bowl sink with a side drainer and a ceramic hob, oven and overhead extractor, washing machine and fridge freezer.

Back out into the hall which leads to a great size double bedroom benefiting from a master en-suite shower room. The second bedroom is also great sized double room. The fitted bathroom comprises of a bath with shower fitting, low level flush W.C, towel rail and hand wash basin.

The property also benefits from having double glazing and an allocated parking space.

We understand the property is Leasehold with a yearly service charge and ground rent payable. Brought to market with the added benefit of no upward chain.





Property Specification

TWO BEDROOM GROUND FLOOR APARTMENT
TWO BATHROOMS
PERFECT FOR FIRST TIME BUYERS OR DOWNSIZERS
MODERN BUILD DEVELOPMENT
ALLOCATED PARKING SPACE

Living/ Dining Room
8' 6" x 23' 11" (2.6m x 7.3m)

Kitchen
7' 10" x 7' 10" (2.4m x 2.4m)

Bedroom One
16' 5" x 8' 10" (5.0m x 2.7m)

En-Suite

Bedroom Two
10' 6" x 9' 10" (3.2m x 3.0m)

Bathroom
6' 11" x 6' 3" (2.1m x 1.9m)

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: 22nd May 2023

Viewer's Note:

Services connected: mains electricity, water and drainage
Council tax band: C
Tenure: Leasehold- 107years remaining
Ground Rent: £192.42 per annum
Service Charge: £1174.06 per annum
Car Parking Space - 21

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

