



Horseshoe Crescent, Great Barr
Birmingham, B43 7BL

Offers in the Region Of £170,000

Great Barr

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Horseshoe Crescent is a beautifully presented second floor two bedroom, two bathroom apartment situated on the popular Nether Hall Estate in Great Barr close to all local amenities and grounds off the lovely Nether Hall Park.

The apartment is situated on the second floor with lift access and benefits from a fabulous aspect to the communal fields and views of the City centre skyline.

Approached via a secure communal entry with convenient allocated parking close by. The apartment internally has a hallway with a two built in storage cupboard and doors off to all rooms. The principle bedroom is a spacious double with a large built in wardrobe, carpets, Juliet balcony and a modern ensuite shower room. Bedroom Two is also an excellent size double with carpets, TV socket, recessed area for a free standing wardrobe or dressing table and a double glazed window. Back out into the hallway the family bathroom is a mainly tiled suite with bath, low level W.C, wash hand basin and heated towel rail.

The lounge offers a spacious living area with a great size storage cupboard, carpets, Juliet balcony and a rear opening into the kitchen. The kitchen area consists of a comprehensive range of wall and base units with a work surface incorporating a one and a half bowl sink and side drainer, up stands for splash prone areas, a gas hob and oven with a fitted extractor hood and built-in appliances comprising washer dryer, fridge freezer and dishwasher

The property also benefits from having double glazing and gas central heating.

This property would make an ideal first time, downsize or investment purchase an internal viewing is recommended at the earliest opportunity.





Property Specification

TWO BEDROOM TWO BATHROOM APARTMENT
POPULAR NETHERHALL ESTATE
SECOND FLOOR
LOVELY SOUTH ASPECT TOWARDS COMMUNAL FIELDS
PREMIUM LARGER TWO BEDROOM APARTMENT

Hallway

Bedroom One
9' 10" x 11' 6" (3m x 3.5m)

En-suite
4' 11" x 6' 7" (1.5m x 2m)

Bedroom Two
11' 2" x 12' 10" (3.4m x 3.9m)

Bathroom
6' 7" x 7' 10" (2m x 2.4m)

Lounge
18' 4" x 15' 1" (5.6m x 4.6m)

Kitchen
13' 0" x 7' 3" (3.97m x 2.2m)

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:

Viewer's Note:

Services connected: mains gas, electricity, water and drainage
Council tax band: C
Tenure: Leasehold 113 years remaining
Lease 125 years lease from 1st June 2012
Ground Rent: £255.84 per annum
Service Charge: £1979.16 per annum

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	91	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Map Location

