



Horseshoe Crescent, Great Barr
Birmingham, B43 7BF

Offers Over £300,000

Great Barr

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Paul Carr is delighted to bring to market this well presented three bedroom end townhouse with separate garage and parking located on the popular Nether Hall Estate which is well located within the Great Barr area.

The property is accessible via a low maintenance front garden and the front door leads into a pleasant hallway with stairs leading to the upper floors and having a guest wc comprising w.c, wash hand basin and housing the boiler, a further door from the hall leads to the well-proportioned kitchen/breakfast room. The kitchen area has a good selection of base and wall units with plenty of work surfaces including a peninsular unit which houses the sink unit with drainer, there is a four-burner gas hob with extractor hood over and double built-in electric ovens. The kitchen benefits from integrated washing machine, dishwasher, and fridge freezer. There are two additional built-in storage cupboards. The breakfast area has windows and French doors leading out to the garden.

To the first floor is the main lounge being of a good size with two windows looking over the rear garden and the third bedroom with built in wardrobes to the front the landing area has further stairs.

On the second floor are two double bedrooms both having built-in wardrobes, one being the main bedroom with built in wardrobes and an en-suite shower room having enclosed shower cubicle, wash hand basin and wc. There is also the additional family bathroom which comprises a bath with mixer shower, w.c and wash hand basin.

To the outside of the property is the enclosed rear garden being of a low maintenance design with fencing, walls and shrub borders, a gate takes you out to the front of the property and the garage can be accessed from both the garden and the front driveway.

Viewing is highly recommended to appreciate the accommodation being offered.



Property Specification

THREE STOREY TOWNHOUSE
THREE BEDROOMS MASTER WITH ENSUITE
ADDITIONAL FAMILY BATHROOM
KITCHEN/BREAKFAST ROOM
FIRST FLOOR LOUNGE



Hall

Kitchen/Breakfast Room
20' 8" x 14' 11" (6.3m x 4.55m)

Lounge 13' 8" x 15' 0" (4.05m x 4.57m)

First Floor

Bedroom 3 12' 5" x 8' 11" (3.79m x 2.72m)

Landing

Second Floor

Bedroom 2 10' 3" x 15' 0" (3.12m x 4.57m)

Bedroom 1 13' 3" x 9' 1" (4.03m x 2.78m)

En-suite 6' 10" x 5' 8" (2.09m x 1.72m)

Bathroom 6' 10" x 5' 8" (2.09m x 1.72m)

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: 20th April 2024

Viewer's Note:

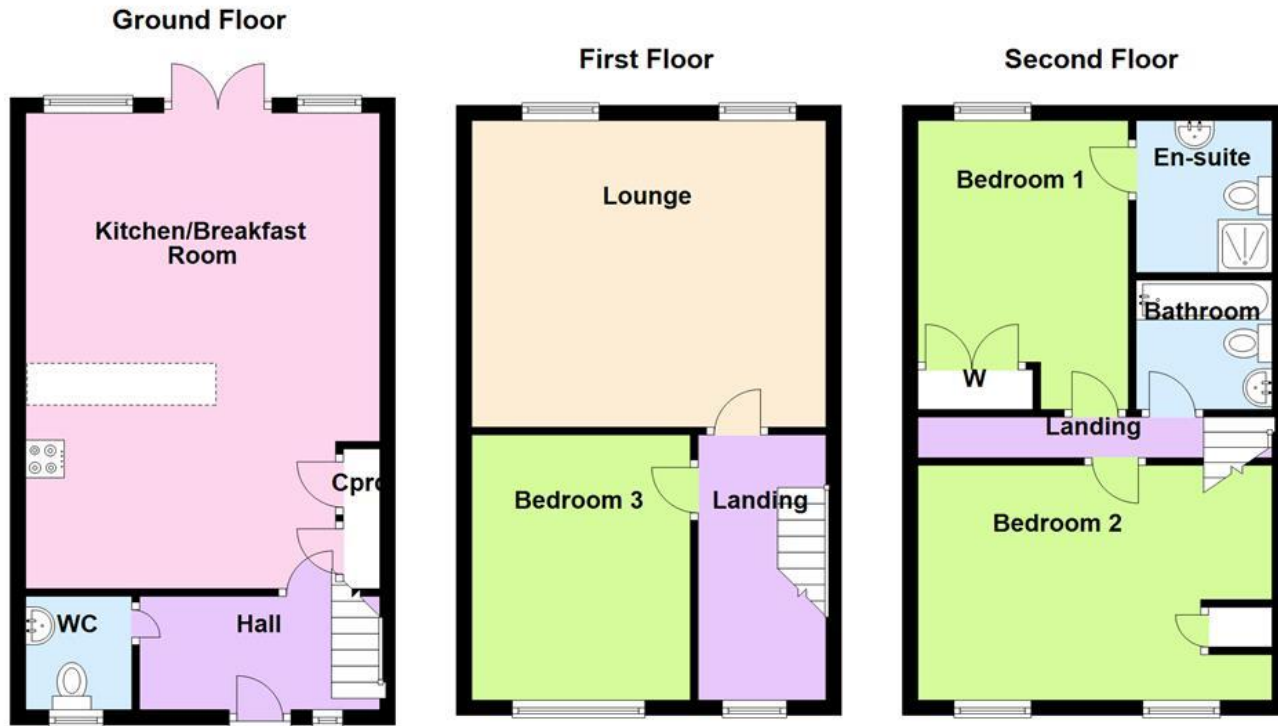
Services connected: mains electricity, gas, water and drainage

Council tax band: E

Tenure: Freehold

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		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Map Location

