



Horseshoe Crescent, Great Barr  
Birmingham, B43 7BQ

**£165,000**

# Great Barr

£165,000



Paul Carr is delighted to bring to market this well presented second floor two bedroom apartment on the highly desirable Nether Hall location in Great Barr being close to shops, transport and road links and an ideal first purchase or investment property.

Offered for sale with no onward chain.

Accessed via the secure entrance into the communal hallway, staircase leading to the second floor, once inside the apartment there is a good sized hallway with a built-in storage cupboard and additional storage in loft and doors off to the two good sized bedrooms, fitted wardrobe to the master bedroom, one having an en-suite shower room with enclosed shower cubicle, W.C and wash hand basin.

There is a separate bathroom consisting of a suite to include bath with shower over and side splash screen, W.C and wash hand basin.

The good sized lounge has dual aspect windows and opens up to the fitted kitchen which provides a good selection of floor and wall units with work surfacing having inset gas hob with electric double oven below and an inset sink unit with drainer and integrated fridge freezer and dishwasher.

The property benefits from allocated parking space and intercom security entrance.

Viewing is highly recommended to appreciate this key ready apartment.





## Property Specification

WELL PRESENTED APARTMENT  
SECOND FLOOR  
TWO BEDROOMS  
EN-SUITE & SEPARATE BATHROOM  
NO UPWARD CHAIN  
KEY READY

### Hallway

2.86m (9'5") x 2.00m (6'7")

### Lounge

4.64m (15'3") x 3.84m (12'7")

### Kitchen

3.38m (11'1") x 2.00m (6'7")

### Bedroom 1

3.41m (11'2") x 2.61m (8'7")

### En-suite

1.58m (5'2") x 1.50m (4'11")

### Bedroom 2

3.41m (11'2") x 2.20m (7'3")

### Bathroom

1.88m (6'2") x 1.87m (6'2")



### 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:

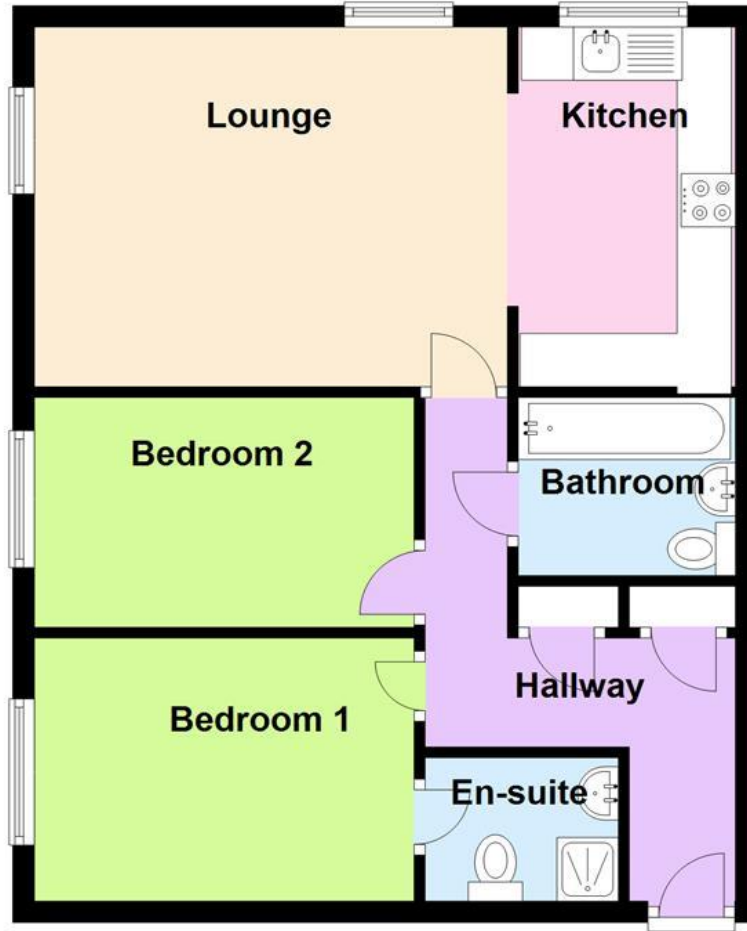
### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: C  
Tenure: Leasehold - 110 years remaining  
Ground Rent: £204 per annum  
Service Charge: £1879 per annum

# Floor Plan

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

## Ground Floor



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

## Map Location

