



Horseshoe Crescent, Great Barr
Birmingham, B43 7BQ

Offers in the Region Of £170,000

Great Barr

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We are delighted to have available this beautifully presented first floor two bedroom, two bathroom apartment situated on the popular Nether Hall Estate in Great Barr close to all local amenities and the recently renovated grounds on the lovely Nether Hall Park.

The apartment is situated on the first floor and benefits from a quiet aspect towards the top end of the estate. 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 en-suite 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, a window to the side elevation and a rear opening into the kitchen. The kitchen area consists of a comprehensive range of wall and base units with a wooden 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 and fridge freezer.

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 APARTMENT
TWO BATHROOMS
SPACIOUS LOUNGE WITH STORAGE
JULIET BALCONIES
ALLOCATED PARKING

Hallway
10' 2" x 11' 6" (3.1m x 3.5m)

Bedroom One
11' 6" x 9' 6" (3.5m x 2.9m)

En-suite
6' 11" x 4' 11" (2.1m x 1.5m)

Bedroom Two
2' 10" x 11' 10" (3.9m x 3.6m)

Family Bathroom
7' 7" x 6' 7" (2.3m x 2m)

Lounge
14' 9" x 19' 0" (4.5m x 5.8m)

Kitchen
7' 7" x 13' 1" (2.3m x 4m)

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 125 years lease from 2012
Ground Rent: £131.08 per annum
Service Charge: £1523-per annum
Outdoor space charge: £253,74 per annum

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		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

