



Hailwood Drive, Great Barr  
Birmingham, B43 6BY

**Offers Over £140,000**

# Great Barr

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Paul Carr Estate Agents are pleased to bring to market Hailwood Drive, this first floor 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.

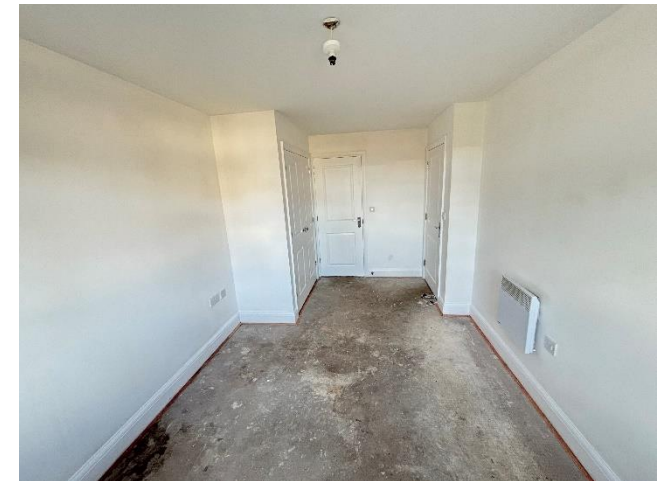
Upon entering the apartment there is a hallway with a built-in storage cupboard, telephone intercom and doors off. The open plan living room offers a spacious living space with kitchen area to the side of the lounge consisting of wall and base units with a work surface incorporating a one and a half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

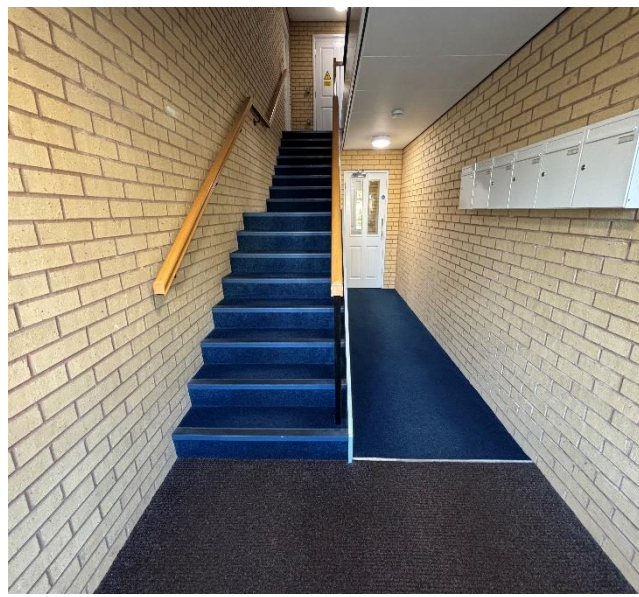
Back out into the hall which leads to a great size double master bedroom benefitting from an en-suite shower room. The second bedroom is also a great sized double room. The fitted bathroom comprises of a bath with shower fitting, low level flush W.C, towel rail and hand wash basin.

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 DOUBLE BEDROOMS  
ALLOCATED PARKING  
OPEN PLAN LIVING  
TWO BATHROOMS  
NO UPWARD CHAIN

**Landing**  
11' 5" x 4' 2" (3.48m x 1.28m)

**Lounge/Dining Room**  
0' 0" x 12' 4" (7.33m x 3.76m)

**Store**

**Kitchen**  
7' 11" x 8' 2" (2.42m x 2.5m)

**Bedroom 1**  
14' 7" x 9' 0" (4.45m x 2.74m)

**En-suite**

**Bedroom 2**  
10' 8" x 9' 7" (3.26m x 2.92m)

**Store**

**Bathroom**  
6' 1" x 6' 11" (1.86m x 2.11m)

### 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:

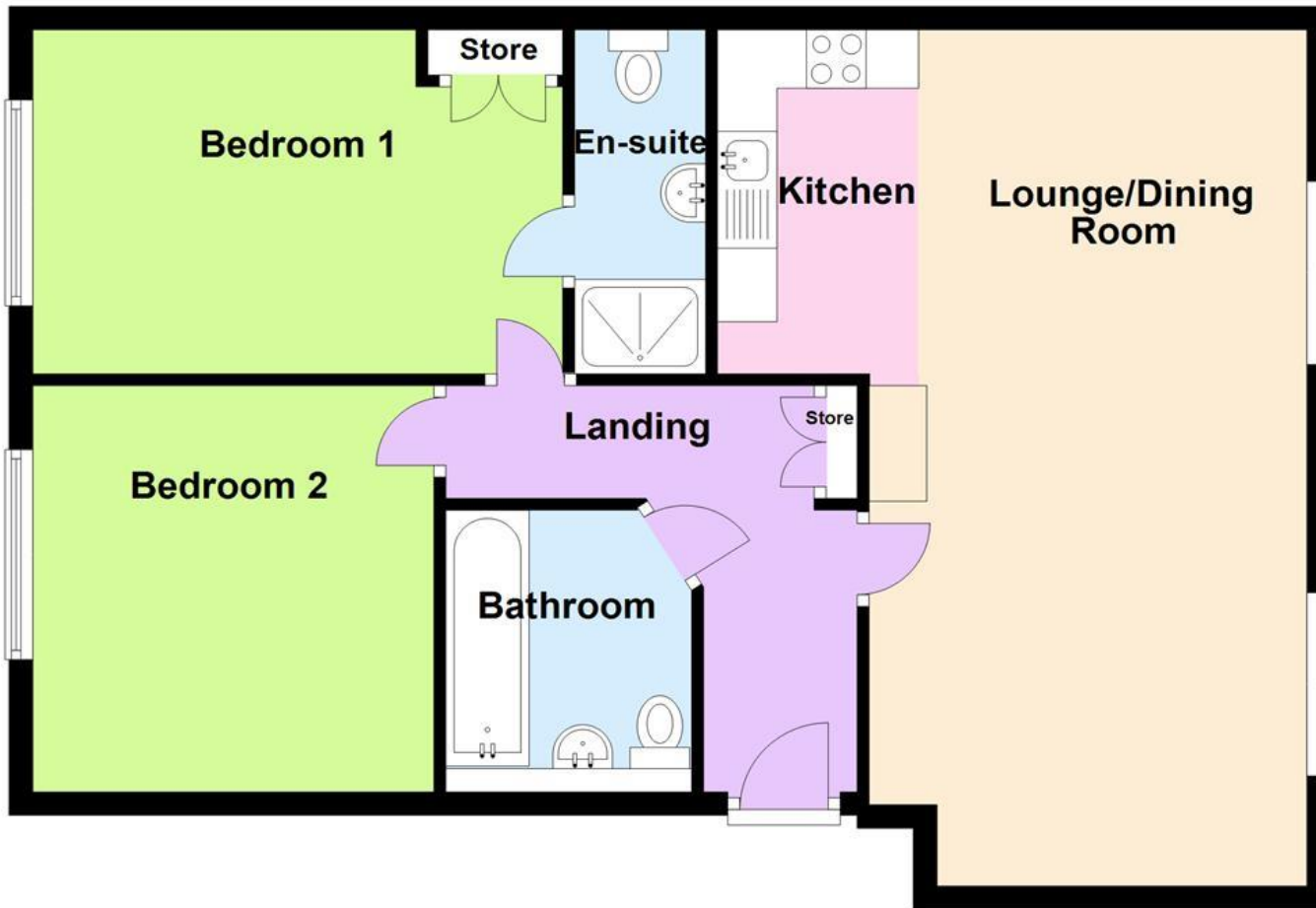
### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: C  
Tenure: Leasehold having 106 years unexpired  
125 years from 2005  
Ground Rent: £360 per annum - to be confirmed  
Service Charge: £1200 per annum - to be confirmed

# Floor Plan

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

## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

