



Horseshoe Crescent, Great Barr
Birmingham, B43 7BQ

£170,000

Great Barr

£170,000



Presenting a beautifully maintained, top-floor two-bedroom, two-bathroom apartment in the sought-after Netherhall Estate in Great Barr, perfectly positioned for convenient access to local schools, shops, and amenities.

This key-ready home welcomes you into a spacious hallway with two built-in storage cupboards, ideal for added convenience. The principal bedroom impresses with built-in wardrobes, a charming Juliet balcony, and an ensuite shower room. The second bedroom, another generous double, also includes built-in wardrobes. A stylish family bathroom, finished with modern fixtures, serves the household.

At the heart of the apartment is a striking, spacious lounge featuring a Juliet balcony, a side window filling the room with natural light, and a deep storage cupboard. The lounge opens seamlessly into a contemporary kitchen, fitted with an attractive range of wall and base units and complete with integrated appliances—including a dishwasher, washing machine, and fridge freezer.

This apartment is a fantastic opportunity for first-time buyers and downsizers alike—don't miss your chance to make it yours!

We understand the property is Leasehold your solicitor should verify the Lease Term : 125 years from 1 June 2012





Property Specification

TOP FLOOR APARTMENT
TWO BEDROOM TWO BATHROOM
IMMACULATE CONDITION
SPACIOUS LOUNGE
JULIET BALCONIES

Entrance Hallway
8' 6" x 11' 2" (2.6m x 3.4m)

Bedroom One
9' 10" x 11' 10" (3m x 3.6m)

Ensuite
4' 11" x 6' 7" (1.5m x 2m)

Bedroom Two
9' 6" x 11' 10" (2.9m x 3.6m)

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

Lounge
15' 5" x 13' 9" (4.7m x 4.2m)

Kitchen
7' 10" x 13' 1" (2.4m 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 113 years remaining,
lease from 1st June 2012
Ground Rent: £150.00 per annum
Service Charge: £1284.00 per annum
Your solicitor should verify this

Floor Plan

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



158 Horseshoe Crescent

Energy Efficiency Rating

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

Map Location

