

Horseshoe Crescent, Great Barr Birmingham, B43 7BQ

£170,000

### Great Barr

# £170,000 2 2 2 2 1

Presenting a beautifully maintained, top-floor twobedroom, 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





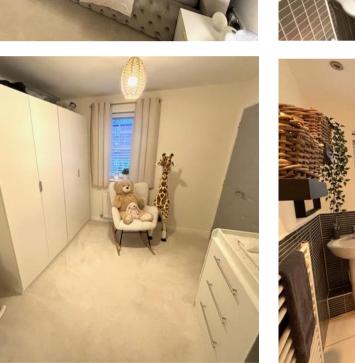


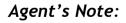












Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:





## 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)

#### Viewer's Note:

Services connected: mains electricity,gas,water and drainage Council tax band: C Tenure: Leasehold 113 years remaining, lease from 1<sup>st</sup> June 2012 Ground Rent: £150.00 per annum Service Charge: £1284.00 per annum Your solicitor should verify this

# Floor Plan

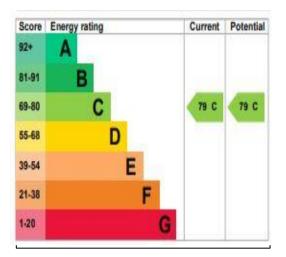
This floor plan is not drawn to scale and is for illustration purposes only



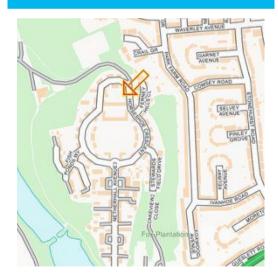
**Ground Floor** 

**158 Horseshoe Crescent** 

Energy Efficiency Rating



Map Location



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