



Robert Court, Hillingford Avenue
Great Barr, Birmingham, B43 7LE

Offers in Excess of £145,000

Great Barr

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Paul Carr Estate Agents are pleased to present this well kept apartment with it's own private entrance, offering modern and stylish living in the heart of Great Barr in the Popular Pheasey Estate that benefits from excellent local amenities, including shops, supermarkets.

The area is well connected with easy access to major transport links, including the M6 and M5 motorways, making commuting to Birmingham city centre and surrounding areas convenient. Nearby parks and green spaces provide opportunities for outdoor leisure, while reputable schools make this a desirable location for families and professionals alike.

Upon entering, a staircase leads you to the main hallway, where you are welcomed by a contemporary kitchen featuring sleek white wall and base units, complemented by black marble effect work surfaces. The kitchen is well equipped with an up to date sink/drainer, an integrated dishwasher, electric hob with oven and ample storage, making it both practical and visually appealing. The lounge is spacious and bright, offering plenty of room for a corner sofa and additional furnishings. The wood style laminate flooring enhances the modern feel of the space, while large double glazed windows allow for an abundance of natural light. Throughout the property, brand new electric heaters have been installed to provide efficient and comfortable warmth. Both bedrooms are generous doubles, offering versatile living arrangements. The main bedroom benefits from fitted wardrobe space, ensuring plenty of storage while maintaining a clean and uncluttered look. The second bedroom is also well-sized, making it ideal as a guest room, home office, or additional sleeping space. The bathroom has been stylishly updated with a modern shower suite, featuring shower unit, W.C, and a hand wash basin with built-in storage.

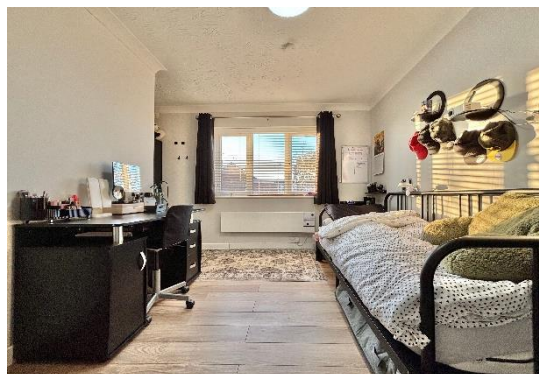
Externally, the apartment benefits from secure gated parking, providing allocated space for added convenience and peace of mind. The front of the property is surrounded by well maintained greenery, adding to it's kerb appeal and offering a pleasant outdoor setting.

This stunning apartment is perfect for first-time buyers, professionals, or investors seeking a well located, move in ready property.



Property Specification

MODERN INTERIORS
SECURE GATED PARKING
WELL PRESENTED SHOWER SUITE
TWO DOUBLE BEDROOMS
POPULAR PHEASEY ESTATE



Hall
3' 2" x 15' 6" (0.96m x 4.72m)

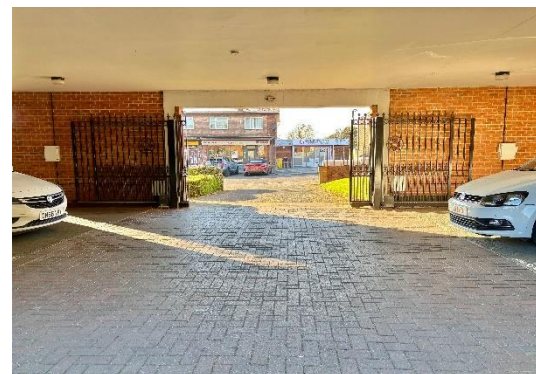
Kitchen
9' 3" x 7' 10" (2.83m x 2.38m)

Lounge
13' 4" x 13' 0" (4.07m x 3.95m)

Shower Room
9' 5" x 6' 0" (2.87m x 1.82m)

Bedroom 1
12' 10" x 9' 8" (3.90m x 2.95m)

Bedroom 2
13' 4" x 12' 3" (4.07m x 3.74m)



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, water and drainage
Council tax band: B
Tenure: Leasehold - approx. 74 years unexpired
Ground Rent: £100 per annum
Service Charge: £775 per annum

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		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

