



Nether Hall Avenue, Great Barr  
Birmingham, B43 7EU

**SHARED OWNERSHIP**

**OFFERS OVER £65,000**



# Great Barr

Offers in Excess of £55,000



**\*SHARED OWNERSHIP\***  
Perfect for first time buyers

A One bedroom duplex apartment offered to the market via 50% Shared Ownership, in a quiet location tucked away off the main Nether Hall Avenue.

Internally, there is a large hall upon entering the apartment which offers a large amount of storage. A good-sized open plan living space consists of the lounge and kitchen. The kitchen has a large range of base units, a rolled edge worksurface, electric hob and oven with extractor over, sink unit with window looking out onto Nether Hall Park and space for suitable appliances.

The top floor of the apartment opens with a large landing space which has doors leading into a walk-in wardrobe.

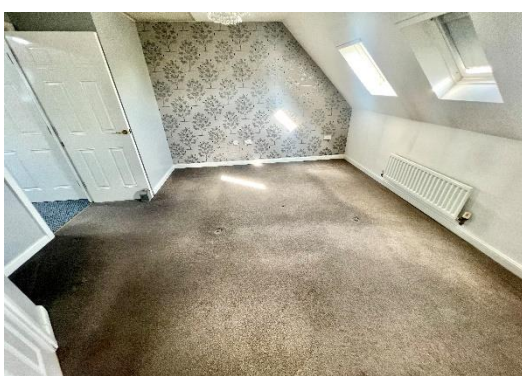
The main bedroom is a generously sized room with an en-suite shower room attached, finished with a lovely laminate flooring, white tiles, hand wash unit and a low level W.C.

This great opportunity is offered to the market with No Upward Chain.

If you require further information on Shared Ownership, please do not hesitate to contact us to discuss further.







## Property Specification

NETHERHALL ESTATE  
ONE BEDROOM  
PERFECT FIRST TIME BUY  
DUPLEX  
50% SHARED OWNERSHIP

**Hall**  
11'1" x 5'5" (3.37m x 1.65m)

**Open Plan Living**  
15'3" x 19'4" (4.65m x 5.90m)

**Landing**  
12'0" x 6'8" (3.65m x 2.04m)

**Bedroom**  
15'3" x 14'0" (4.65m x 4.27m)

**Shower Room**  
5'6" x 5'7" (1.68m x 1.96m)

### 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: B  
Tenure: Leasehold - 83 years remaining  
Service Charge: £98.71 per month

## Floor Plan

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

The floor plan shows a large open-plan living area (orange) with a fireplace on the left wall and a large window on the right wall. A kitchen (yellow) is located at the top right, featuring a sink, stove, and oven. A bathroom (WC, blue) is situated next to the kitchen. A purple hall connects the living area to the kitchen and bathroom, and leads to a staircase. A small white store area is located at the bottom left of the living area.


The floor plan shows a large green area labeled 'Bedroom 1'. To its right is a blue 'Shower Room' containing a bathtub, toilet, and sink. Further right is a purple 'Landing' area with a staircase. Adjacent to the landing is a white 'Store' room. Below the landing is a white 'Storage' area. The entire plan is enclosed by a thick black border representing the walls, with several windows indicated by white rectangles.

## Energy Efficiency Rating

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 78      | 78        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

**England, Scotland & Wales**

EU Directive  
2002/91/EC



### Map Location

