



Pages Court, Cross Lane
Great Barr, Birmingham, B43 6LN

Offers in Region £100,000

Great Barr

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***A Characterful One Bedroom Apartment
Ideal for First-Time Buyers, Downsizers or
Investors***

Nestled on Cross Lane, just off the ever-popular Pages Lane in Great Barr, this charming top-floor apartment is perfectly positioned for convenience. The Scott Arms Shopping Centre is just a short distance away, and excellent transport links, including the nearby M6 motorway network, make commuting simple and efficient.

Internally, the property boasts a welcoming hallway with built-in storage, leading to a spacious principal bedroom complete with fitted wardrobes and distinctive slanted ceilings that add plenty of character.

The generous living room offers an ideal space for both relaxing and entertaining, with ample room for a dining table and chairs. A window to the front allows for natural light, and the room opens seamlessly into the kitchen, which is fitted with a range of white wall and base units, an integrated electric hob and oven, space for appliances, and a white composite sink with drainer set beneath a window.

Completing the accommodation is a well-presented, fully tiled bathroom suite featuring a bathtub with shower over, W.C, and a heated towel rail.

Early viewing is highly recommended - book your appointment today!





Property Specification

TOP FLOOR APARTMENT
ONE BEDROOM
POPULAR GREAT BARR LOCATION
ELECTRIC HEATING
SPACIOUS LOUNGE

Hall
5' 3" x 4' 3" (1.6m x 1.3m)

Bedroom
10' 6" x 11' 10" (3.2m x 3.6m)

Lounge
16' 5" x 15' 9" (5m x 4.8m)

Kitchen
7' 10" x 6' 7" (2.4m x 2m)

Bathroom
6' 3" x 6' 7" (1.9m x 2m)

Agent's Note:

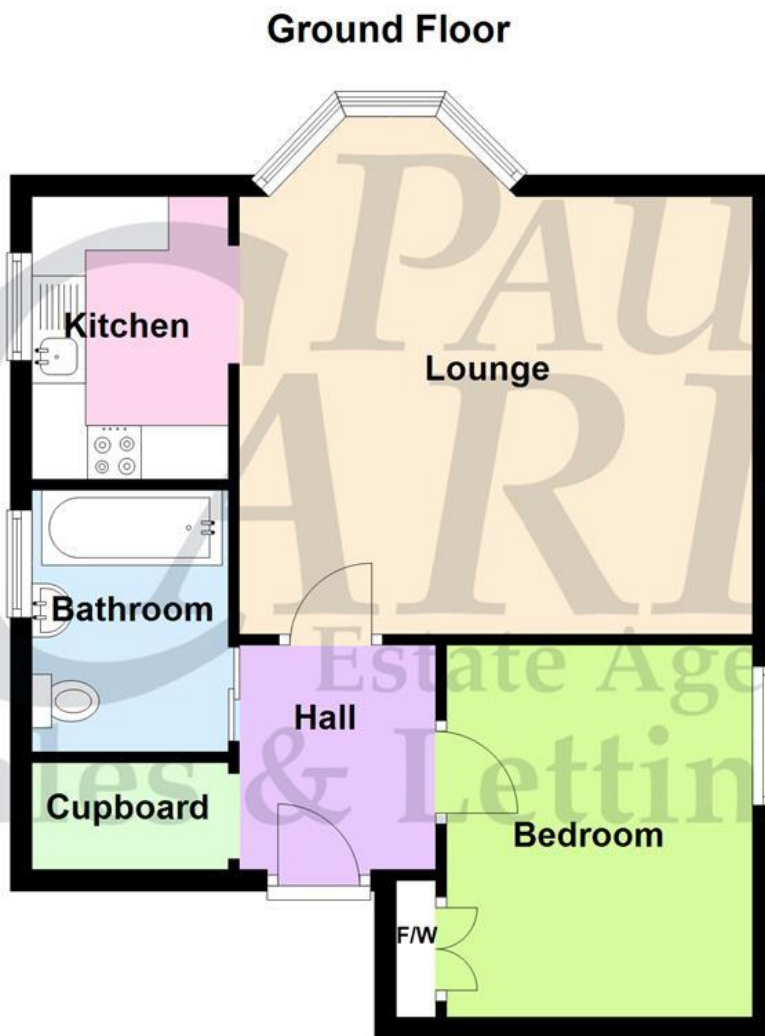
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: A
The following information should be verified by a solicitor
Tenure: 189 year lease from 1974 - 138 years remaining
Ground Rent: Zero
Service Charge: £1500.00 per annum

Floor Plan

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



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

