



Scott Arms, Walsall Road,
Great Barr, Birmingham, B42 1TQ

Offers in the Region Of £100,000

Great Barr

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Paul Carr Estate Agents are pleased to present this two-bedroom flat located in the popular area of Scott Arms, Great Barr B43, offering easy access to a wide range of local amenities including shops, supermarkets, bus stops, and major motorway links—ideal for commuters or anyone needing good transport connections.

The property is in average condition throughout and would make a suitable first-time buy or buy-to-let investment.

The entrance leads straight into the kitchen, which is fitted with a work surface, wall and base units. From there, you move into the lounge area, which also includes a handy storage cupboard under the stairs.

Upstairs, you'll find two good-sized double bedrooms and a family bathroom, complete with bath and shower over, hand wash basin and low-level WC.

The flat benefits from a long lease and is offered with no upward chain.

Viewings available by appointment.





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:

Property Specification

TWO DOUBLE BEDROOMS

LOCAL AMENITIES NEAR BY

TRANSPORT LINKS NEAR BY

FAMILY BATHROOM

CHAIN FREE

Kitchen

7' 11" x 17' 2" (2.42m x 5.23m)

Lounge

13' 5" x 13' 10" (4.09m x 4.21m)

Bedroom 1

17' 2" x 10' 2" (5.24m x 3.09m)

Bedroom 2

11' 1" x 8' 5" (3.38m x 2.56m)

Bathroom

5' 9" x 7' 5" (1.74m x 2.27m)

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: A

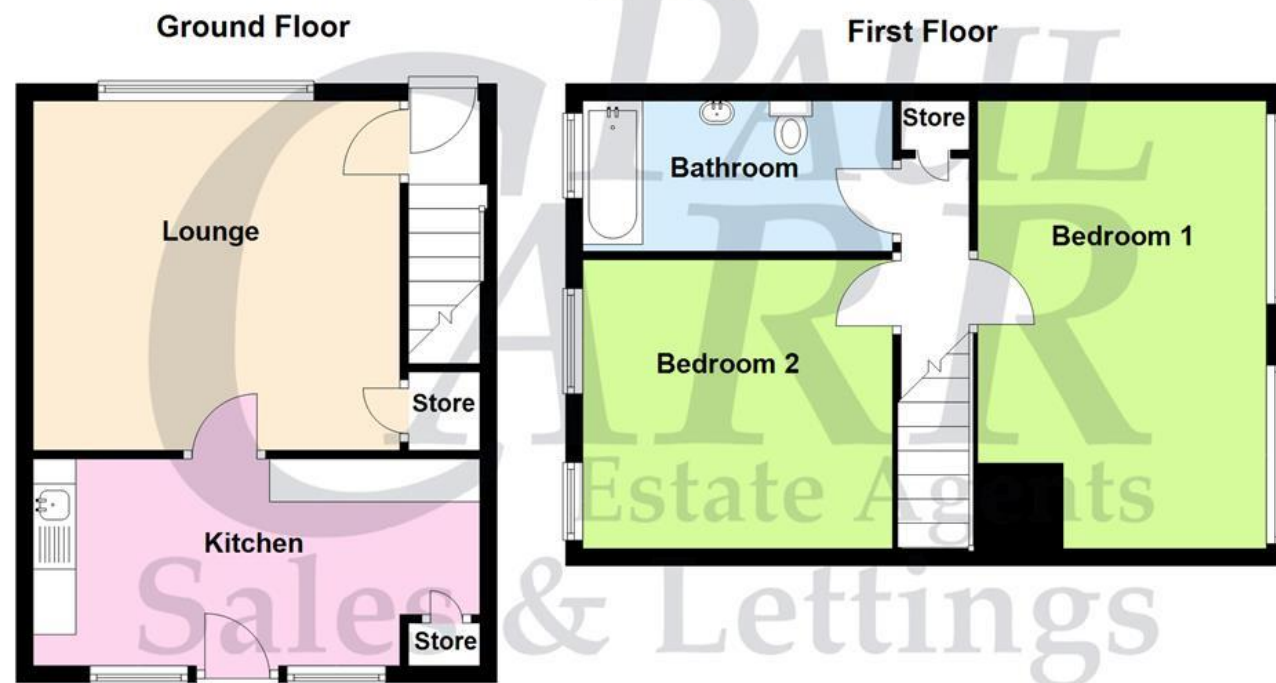
Tenure: Leasehold - 250 years remaining

Ground Rent: TBC

Service Charge: TBC

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		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		

Map Location

