



Ambury Way, off Green Lane
Great Barr, Birmingham, B43 5JH

£135,000

Great Barr

£135,000



Paul Carr Estate Agents are pleased to present a well appointed ground floor apartment with a garage in a prime location in Great Barr. Located in the heart of Great Barr, this well-presented ground floor apartment offers a fantastic opportunity for first-time buyers, investors or those looking to downsize.

Set within a sought-after residential area, the property benefits from excellent access to local amenities, reputable schools for all ages, and superb transport links including nearby bus routes and motorway connections.

The apartment boasts fresh new carpets throughout and redecorated in neutral tones.

Briefly comprising two generously sized double bedrooms, with the primary bedroom featuring built-in fitted wardrobes for convenient storage. The spacious lounge offers a comfortable setting for relaxation with a door to the outside patio area overlooking the green communal spaces. Leading into a well-appointed kitchen, fitted with a range of modern wooden-style wall and base units and sleek black worktops - perfect for everyday cooking and entertaining. The main bathroom has been finished to give a clean fresh feel, neutral standard and includes a white suite with full-size bath and shower over, hand wash basin, and low-level W.C, all complimented by stylish white tiling.

Additional benefits include a private garage, on-street parking, double glazing, and a secure communal entrance.

Don't miss your chance to view this fantastic apartment offering both comfort and convenience in one of Great Barr's most popular spots.

Early viewing highly recommended.





Property Specification

GROUND FLOOR
TWO DOUBLE BEDROOMS
WELL PRESENTED THROUGHOUT
NEW CARPETS & NEUTRAL DECOR
CHAIN FREE
GARAGE IN BLOCK

Hallway
13' 10" x 5' 7" (4.22m x 1.69m)

Kitchen
10' 7" x 8' 1" (3.22m x 2.46m)

Lounge
15' 3" x 13' 0" (4.65m x 3.95m)

Bathroom
8' 2" x 5' 5" (2.50m x 1.65m)

Bedroom 1
12' 5" x 10' 0" (3.78m x 3.06m)

Bedroom 2
11' 8" x 9' 3" (3.56m x 2.83m)

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: C
Tenure: Leasehold approx. 84 years unexpired, lease from
Ground Rent: £125 per annum
Service Charge: £1700 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	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

