



Beasley Grove, Great Barr
Birmingham, B43 7HG

Offers Over £150,000

Great Barr

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A Unique Two-Bedroom Duplex Apartment in the Heart of Great Barr

We are delighted to present to market this truly one-of-a-kind duplex apartment, ideally located just off Queslett Road within the popular Beasley Grove development – renowned for its spacious and well-designed homes.

This beautifully presented two-bedroom duplex offers key-ready condition throughout and is perfectly positioned for local amenities, highly regarded schools, convenient shopping facilities, the M6 motorway network, and nearby nature reserves.

Property Highlights-

- * Tenure: Long Leasehold-125 years remaining
- Secure Porch Entrance with useful storage cupboard, front door, and staircase leading to the first floor
- **Welcoming Hallway** with additional storage and access to a spacious living room, featuring an eye-catching full-length bay window overlooking the communal grounds and stylish reclaimed-effect laminate flooring
- **Inner Hallway** with rear-facing window, stairs to the upper level, and entry to the modern fitted kitchen
- **Kitchen** comprising a range of attractive wall and base units, ample worktop space, a ceramic one-and-a-half bowl sink and drainer, electric hob and oven, and space for integrated appliances – complemented by a large rear window providing plenty of natural light
- First Floor**
- **Two Generously Sized Bedrooms** – both with soft grey carpeting, with Bedroom Two featuring a built-in cupboard
- **Landing** offering both a storage cupboard and an airing cupboard, plus a skylight for added light and ventilation
- **Modern Bathroom** fitted with a white suite including a bathtub with shower over, W.C., and wash hand basin with built-in vanity storage and a patterned tiled floor for a contemporary finish

This unique duplex apartment stands out from the crowd, combining generous proportions, modern presentation, and a sought-after location.

With an attractive price point, it's an ideal purchase for first-time buyers, single professionals, or investors seeking a well-presented home in Great Barr. Book your viewing today!





Property Specification

TWO BEDROOM DUPLEX
SPACIOUS FIRST FLOOR MAISONNETTE
SECURE PORCH ENTRANCE
GREAT SIZE LOUNGE & BEDROOMS
WELL PRESENTED INTERIOR

Living Room
19' 8" x 14' 1" (6m x 4.3m)

Inner Hallway
12' 6" x 6' 3" (3.8m x 1.9m)

Kitchen
13' 1" x 7' 7" (4m x 2.3m)

Entrance Porch

Bedroom One
11' 6" x 14' 1" (3.5m x 4.3m)

Landing

Bathroom
6' 3" x 8' 2" (1.9m x 2.5m)

Bedroom Two
12' 2" x 11' 2" (3.7m x 3.4m)

Agent's Note:

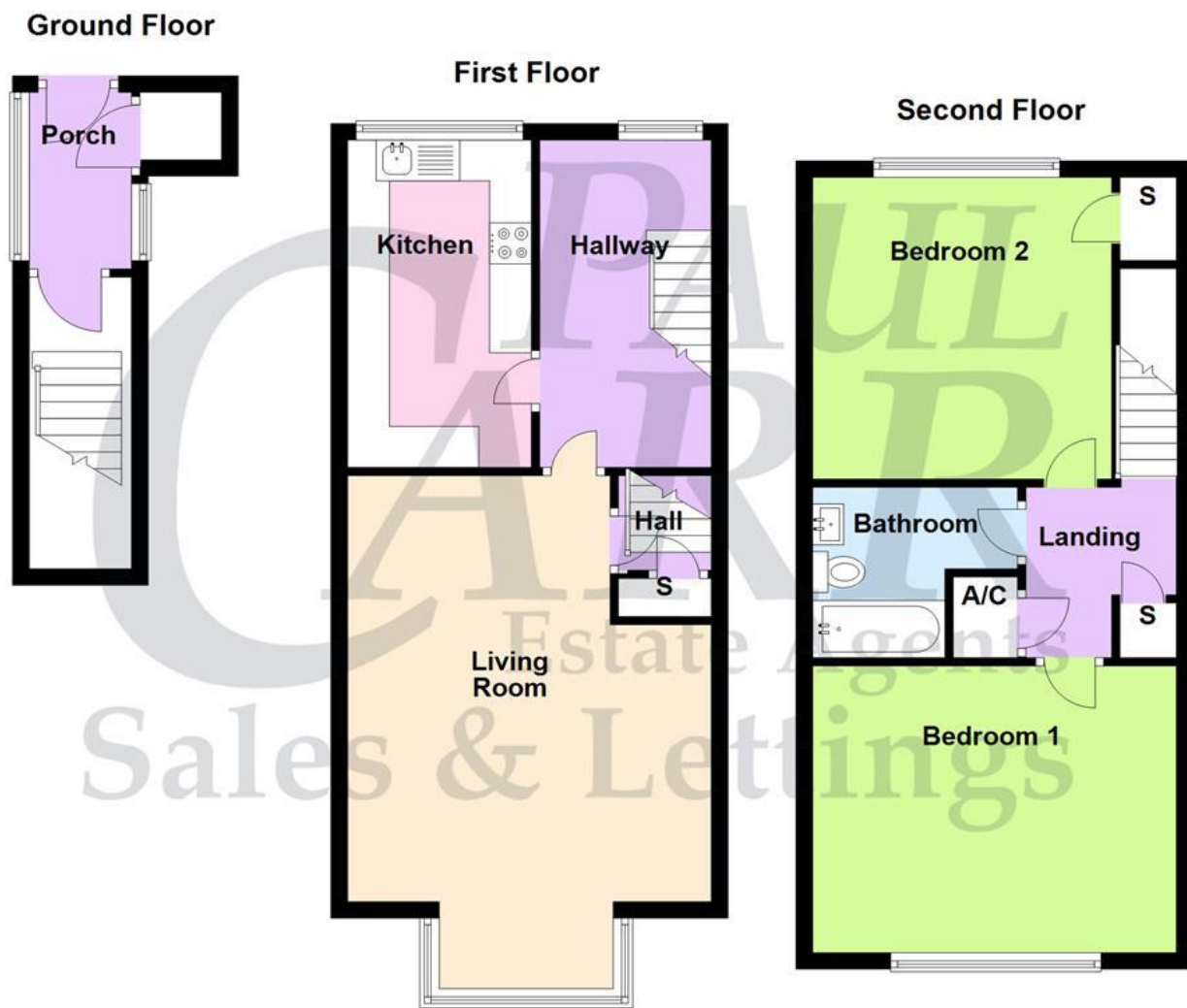
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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
Tenure: Leasehold having 125 years remaining
Service Charge: £1020 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		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location

