



Horseshoe Crescent, Great Barr
Birmingham, B43 7BF

Offers in the Region Of £170,000

Great Barr

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Two Bedroom First Floor Apartment - No Upward Chain

We are thrilled to present to market this superb two-bedroom first-floor apartment, offered with no upward chain. Located on the highly sought-after Netherhall Estate on Horseshoe Crescent, this property enjoys a prime position just a short drive from local amenities including Asda supermarket and excellent transport links via the M6 motorway network.

Standout Features

- Long lease - over 900 years remaining
- Two Juliet balconies with lovely views across the communal green space
- Allocated parking space and secure communal entry with intercom system

Property Highlights

- Welcoming hallway with an airing cupboard and an additional storage cupboard
- Two generous double bedrooms - one featuring built-in wardrobes, the other a Juliet balcony
- Modern bathroom with stylish fittings, a bath with shower over, and a heated towel rail
- Spacious open-plan lounge and kitchen area with attractive laminate flooring
- The lounge benefits from windows to both the rear and side, flooding the space with natural light
- The kitchen offers a modern range of wall and base cabinets, quality granite worktops, a gas hob and oven, and integrated fridge freezer and washer dryer. A Juliet balcony off the kitchen provides pleasant views over the communal grounds

- **Summary** - This apartment presents an excellent opportunity for both first-time buyers and investors, offering a well-presented, ready-to-move-in home in a desirable and convenient location.

Book your viewing today!





Property Specification

FIRST FLOOR APARTMENT
DELIGHTFUL VIEWS
TWO BEDROOM
JULIET BALCONIES
MODERN FINISH
NO UPWARD CHAIN



Entrance Hallway

Open Plan Lounge & Kitchen
12' 2" x 22' 4" (3.7m x 6.8m)

Bedroom One
9' 10" x 11' 6" (3m x 3.5m)

Bedroom Two
7' 10" x 12' 6" (2.4m x 3.8m)

Bathroom
7' 3" x 6' 3" (2.2m x 1.9m)

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: 22nd October 2025

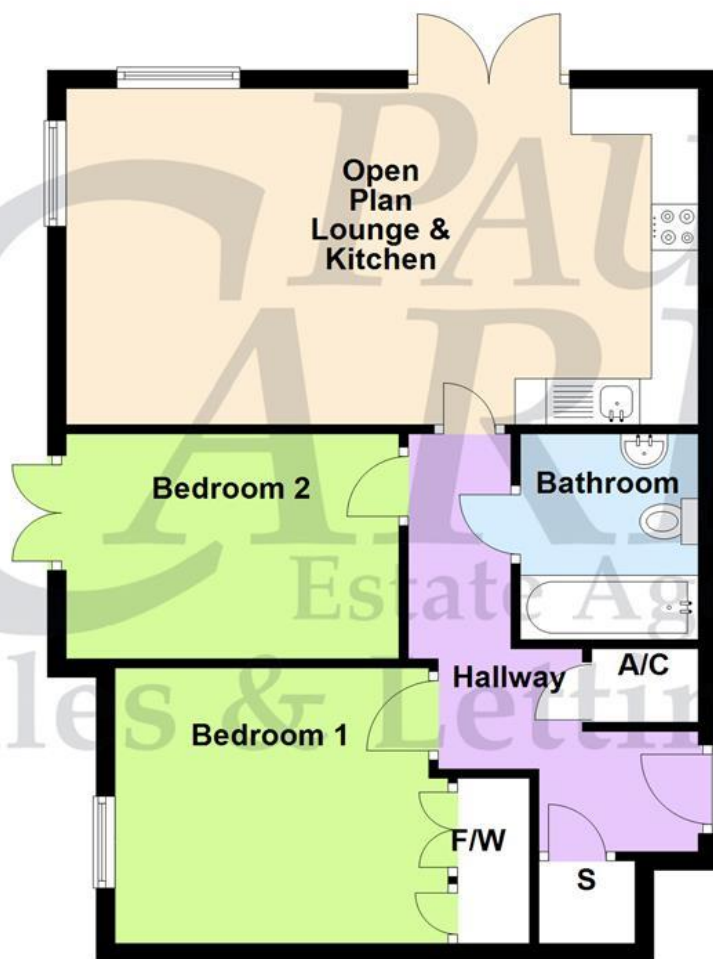
Viewer's Note:

Services connected: Mains electricity, gas, water and drainage
Council tax band: C
Tenure: Leasehold - 980 years remaining
Ground Rent: £175 per annum
Service Charge: £1600 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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

