

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- SECOND FLOOR APARTMENT
- TWO LARGE DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE AND WARDROBES
- LARGE LIVING / DINING ROOM
- OPEN PLAN MODERN FITTED KITCHEN
- ADDITIONAL PANTRY STORE ROOM
- MODERN FAMILY BATHROOM
- TWO STORAGE / CLOAKROOMS
- ALLOCATED PARKING TO REAR
- QUITE CUL-DE-SAC LOCATION



HORSESHOE CRESCENT, GREAT BARR, B43 7BL - OFFERS AROUND £180,000

Acres are delighted to offer for sale this spacious, modern and high spec third floor apartment benefiting uninterrupted views over Birmingham skyline & communal gardens along with access into the nature reserve and offers; two double bedrooms, main with built in wardrobes along with en suite shower room, spacious living / dining room opening into modern fitted kitchen with built in appliances and family modern bathroom along with cloakroom storage cupboard and large pantry store cupboard! This property has one allocated parking space to the rear & benefits from double glazing and gas central heating (both where specified). Early viewings are essential to appreciate the quality on offer! IDEAL FIRST TIME BUY – HURRY BEFORE YOU'RE TOO LATE!

Accessed via communal car park with one allocated parking space along with visitors space and communal hallway leading into;

HALLWAY: 3'5 x 10'4: A light and airy hallway with two storage cupboards double glazed window to side and doors into;

LOUNGE/DINING ROOM: 14'7 x 13'0: A great size living / dining area with radiator, double glazed window and open plan access with;

FITTED KITCHEN: 13'0 x 6'11: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher and integrated fridge freezer.

BEDROOM ONE: 9'8 x 10'10: A great size double bedroom with built in wardrobe system, double glazed Juliet double doors and radiator.

ENSUITE: 4'8 x 6'8: A modern fitted suite having walk in shower cubicle, close couple W.C, wash hand basin set into vanity unit and tiling to part walls.

BEDROOM TWO: 9'4 x 11'7 max, 10'10 min: A further good size double bedroom with double glazed window and radiator.

BATHROOM: 6'7 x 6'8: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

TENURE: We have been informed by the vendors that property is Leasehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C

VIEWING: Recommended via Acres on 0121 358 6222.



TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



142 Horseshoe Crescent, Great Barr, B43 7BL



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.