

# ACRES

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

# DRAFT

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- FITTED FAMILY BATHROOM
- BALCONY AREA TO FRONT
- OFF ROAD COMMUNAL PARKING
- FANTASTIC COMMUNAL GARDENS
- CASH BUYERS ONLY DUE TO LEASE LENGTH
- NO UPWARD CHAIN



**WOBURN CRESCENT, GREAT BARR, B43 6AX - OFFERS AROUND £100,000**

A well-presented two double bedroom first-floor apartment ideally situated in the heart of Great Barr, offering excellent access to local shops, highly regarded schools, and convenient public transport links. The development benefits from ample off-road parking via a communal car park, together with well-maintained communal gardens. Internally, the property is accessed through a light and welcoming communal hallway, leading to the apartment's private entrance. A spacious and airy hallway provides access to a well-presented living room featuring a balcony area, alongside a fitted kitchen. There are two generous double bedrooms and a fitted family bathroom, making the property ideal for a range of buyers. Offered for sale with no upward chain, this apartment is available to cash buyers only due to the remaining lease term and represents an excellent investment or residential opportunity in a sought-after location. **HURRY BEFORE YOU'RE TOO LATE - CASH BUYERS ONLY - NO UPWARD CHAIN!**

Accessed via communal car park allowing off road parking along with a well presented communal hallway leading into;

**HALLWAY:** 10'7 x 3'0: A light and airy entrance with doors into;

**LIVING ROOM:** 18'10max x 10'4min: A great size living space with fire surround and fire, heater, double glazed window and door onto balcony area.

**FITTED KITCHEN:** 9'7 x 7'7: A fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob and tiling to splashback, space and plumbing for washing machine and space for fridge freezer.

**BEDROOM ONE:** 12'2 x 9'9: A great size double bedroom with built in wardrobe system and heater.

**BEDROOM TWO:** 10'9 x 10'1: A further good size double bedroom with double glazed window to rear and two heaters.

**BATHROOM:** 9'7max x 5'6: A fitted suite with panelled bath and shower over, wash hand basin, close couple W.C, tiling to part walls and double-glazed opaque window to rear.

**GARDENS:** Fantastic communal gardens with lawn and Laundry space.

**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:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.



DRAFT

**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)

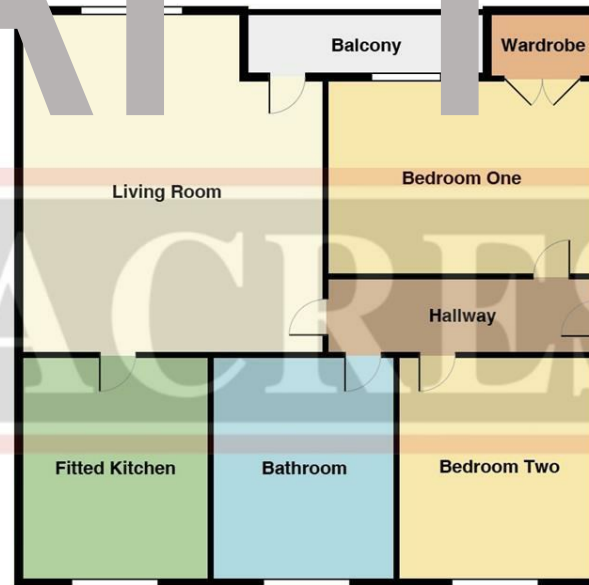
**COUNCIL TAX BAND:** B **COUNCIL:** Sandwell

**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	
(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	

DRAFT

Woburn Crescent, Great Barr, Birmingham, B43 6AX



**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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.

