



Greenholm Road, Great Barr
Birmingham, B44 8HJ

£150,000

Great Barr

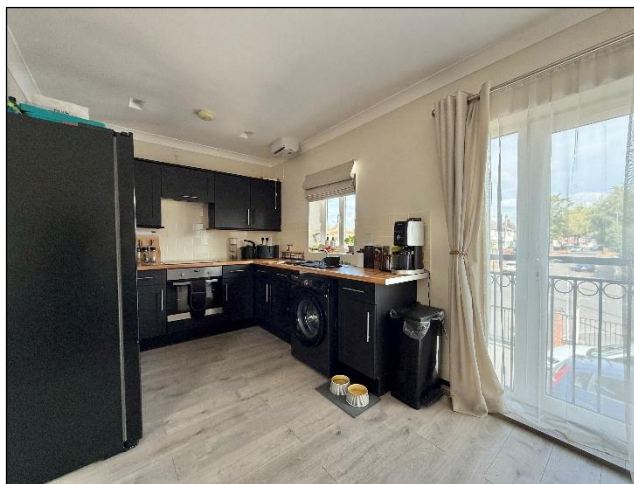
£150,000



Welcoming to the market this immaculately presented two bedroom coach house flat located in Andrew Court. Situated close to good local schools, shops, and amenities making it perfect for first time buyers and buy to let investors.

Approached via a gated entrance and entered through the secure communal hallway. Upon entry you are welcomed by a large hallway giving you access through the flat. The open plan lounge/kitchen is a great space with a sink unit, electric hob and oven and space for other suitable appliances. The property has two bedrooms, the main bedroom being a well sized double and then a smaller but still generously sized second room. The family shower room consists of a walk in shower, hand wash unit and WC.

Completing the flat are two useful storage cupboards off the hallway. Externally, the home has parking and communal gardens. Viewing this home is highly recommended.





Property Specification

STUNNING TWO BEDROOM COACH HOUSE FLAT
IMMACULATELY PRESENTED
EXCELLENT FIRST TIME BUY OR BUY TO LET INVESTMENT
GATED ENTRANCE/PARKING
CLOSE TO GOOD LOCAL SCHOOLS AND AMENITIES

Hallway
8.48m (27'10") x 1.27m (4'2")

Kitchen/Lounge
5.84m (19'2") max x 5.30m (17'5") max

Bedroom 1
4.51m (14'10") max x 3.49m (11'5")

Bedroom 2
3.37m (11'1") x 2.79m (9'2")

Shower Room
2.19m (7'2") x 2.00m (6'7")

Viewer's Note:

Services connected: Electric, Water, Drainage, Water Meter

Council tax band: B

Tenure: Leasehold 125 years from 1st January 2006
approximately 105 Years remaining.

Ground Rent: £75 per half year

Service Charge: £999.87 per half year

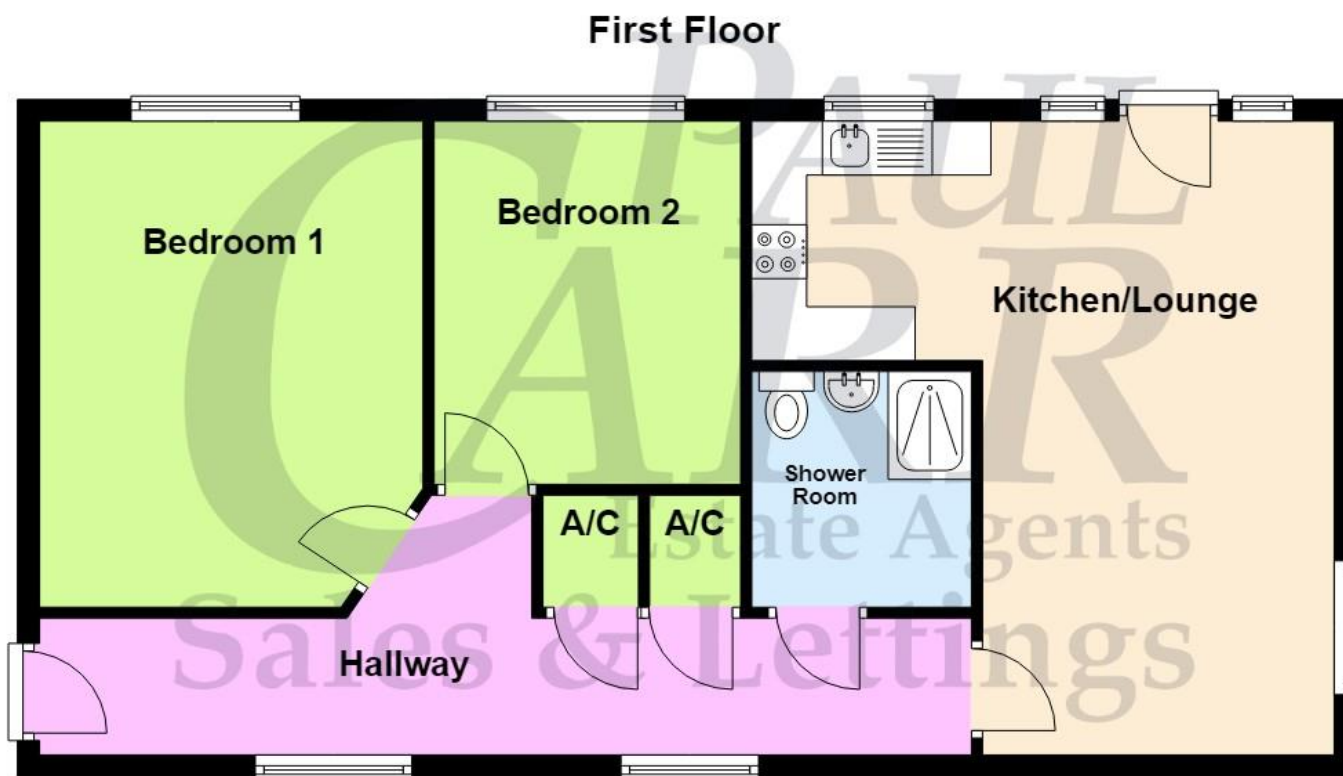
Agent's Note:

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: 25th August 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

