



Horseshoe Crescent, Great Barr
Birmingham, B43 7BL

£175,000

Great Barr

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We are delighted to present to the market this superbly maintained, key-ready top-floor corner apartment, ideally suited to first-time buyers, investors and downsizers alike.

Occupying a convenient position on the ever-popular Nether Hall Estate, the property enjoys a peaceful and private setting, with a front-facing outlook across the communal green spaces towards the Birmingham city centre skyline, away from the car park.

Further benefits include convenient lift access directly to the top-floor landing, two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, a spacious open-plan living area, a separate family bathroom and allocated parking.

The location is well placed for enjoying everything Great Barr has to offer, including well-regarded local schools, convenient access to the M6 motorway network and the nearby Nether Hall nature walks.

Accommodation The apartment is accessed via a secure communal entrance hall, with a lift providing convenient access to the top floor. Once inside, the welcoming entrance hall offers two useful storage cupboards and access to all principal rooms. The principal bedroom is a generous double, featuring a built-in wardrobe and window, together with a private en-suite shower room comprising a shower enclosure, wash hand basin and low-level W.C. The second bedroom is also well proportioned, offering flexibility for guests, family members or use as a home office. The spacious lounge provides an excellent main living area, enjoying plenty of natural light. The open-plan layout incorporates the kitchen, creating a practical and sociable space for everyday living and entertaining. The kitchen area is fitted with a smart range of wall and base units, complemented by quality work surfaces, a one-and-a-half-bowl sink with drainer and splashback upstands. A window provides natural light, while the kitchen also offers space for appliances, together with a gas hob, oven and overhead extractor. Completing the accommodation is the family bathroom, fitted with a bathtub and overhead shower, wash hand basin and W.C., with a modern, predominantly tiled finish.

Externally, the property benefits from its own allocated parking space.

Early viewing is highly recommended to fully appreciate the well-maintained accommodation, attractive outlook and convenient location on offer.





Property Specification

SUPERBLY MAINTAINED TOP FLOOR APARTMENT
LIFT ACCESS
TWO BEDROOMS
EN-SUITE & FAMILY BATHROOM
ALLOCATED PARKING SPACE
WONDERFUL VIEWS TO THE CITY CENTRE



Hallway

Airing Cupboard

Store Cupboard

Open Lounge & Kitchen
22' 4" x 13' 1" (6.8m x 4m)

Bedroom One
11' 10" x 9' 10" (3.6m x 3m)

En-Suite
8' 6" x 5' 3" (2.6m x 1.6m)

Bedroom Two
12' 2" x 8' 2" (3.7m x 2.5m)

Family Bathroom
6' 3" x 6' 7" (1.9m x 2m)

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:

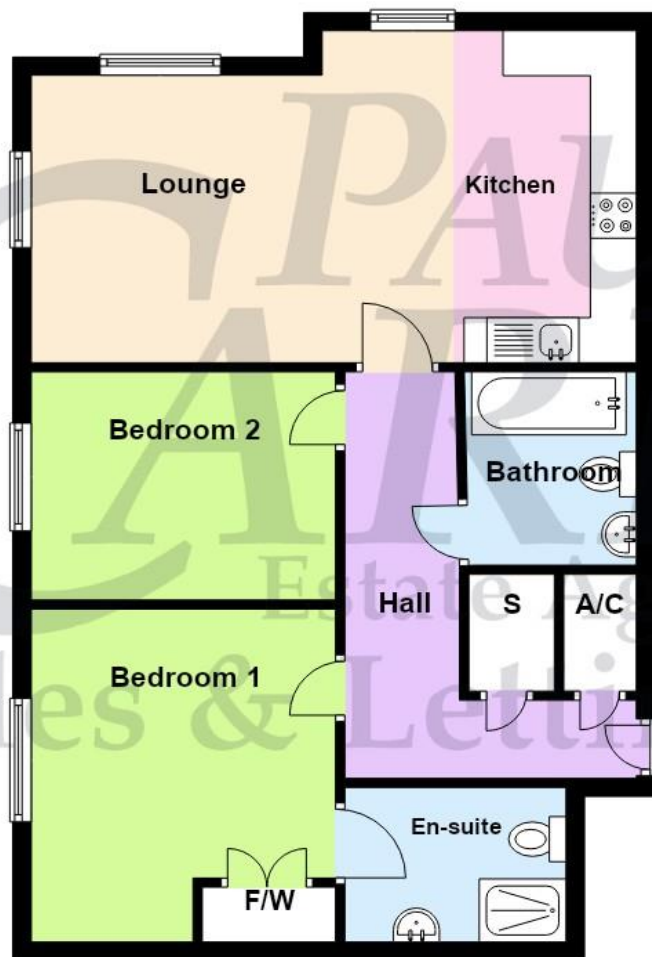
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 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.

Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: Leasehold years remaining TBC
Ground Rent: TBC
Service Charge: £1062.06 per annum
Estate charge; £251.36 p/a
Viewing information
n - Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance.

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		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

