



Churchfields, Chantrey Crescent, Great Barr  
Birmingham, B43 7PD

**£115,000**

# Great Barr

£115,000



*Superbly presented one-bedroom ground floor apartment located on the highly sought-after Pheasey Estate in Great Barr.*

*This is a fantastic opportunity to acquire an affordable home in a desirable residential area, ideal for first-time buyers, downsizers or investors looking to purchase with a sitting tenant in place.*

## PROPERTY HIGHLIGHTS

Approached via a secure communal entrance with one other home owner, the property benefits from its own private parking space conveniently positioned directly outside. Upon entry, a welcoming hallway provides access to all accommodation.

To the front, a bright and inviting lounge features neutral décor throughout and a large window allowing for an abundance of natural light.

The kitchen is fitted with a modern range of wall and base units, incorporating a sink with side drainer, electric hob and oven, complementary work surfaces with metro tile splashbacks, and easy-to-maintain laminate flooring. There is also space for additional appliances. A useful storage cupboard is positioned to the side, along with a patio door providing access to the communal landscaped gardens.

The bedroom offers generous proportions, enhanced by a window allowing natural light and a recessed area ideal for additional storage.

The bathroom is fitted with a clean white suite, comprising a bath with shower over, wash hand basin, and W.C.

## ADDITIONAL INFORMATION

Leasehold property ( lease extension details available)  
Electric heating throughout  
Ground rent and Service/maintenance charges available upon request





## Property Specification

HIGHLY SOUGHT AFTER PHEASEY ESTATE LOCATION  
IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS OR INVESTORS  
GROUND FLOOR APARTMENT  
SPACIOUS DOUBLE BEDROOM WITH STORAGE AREA  
MODERN KITCHEN WITH ACCESS TO COMMUNAL GROUNDS  
PRIVATE PARKING SPACE DIRECTLY OUTSIDE

**Hallway**  
16' 5" x 4' 7" (5m x 1.4m)

**Lounge**  
9' 10" x 16' 5" (3m x 5m)

**Kitchen**  
9' 10" x 8' 6" (3m x 2.6m)

**Bedroom**  
19' 4" x 8' 10" (5.9m x 2.7m)

**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 £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.

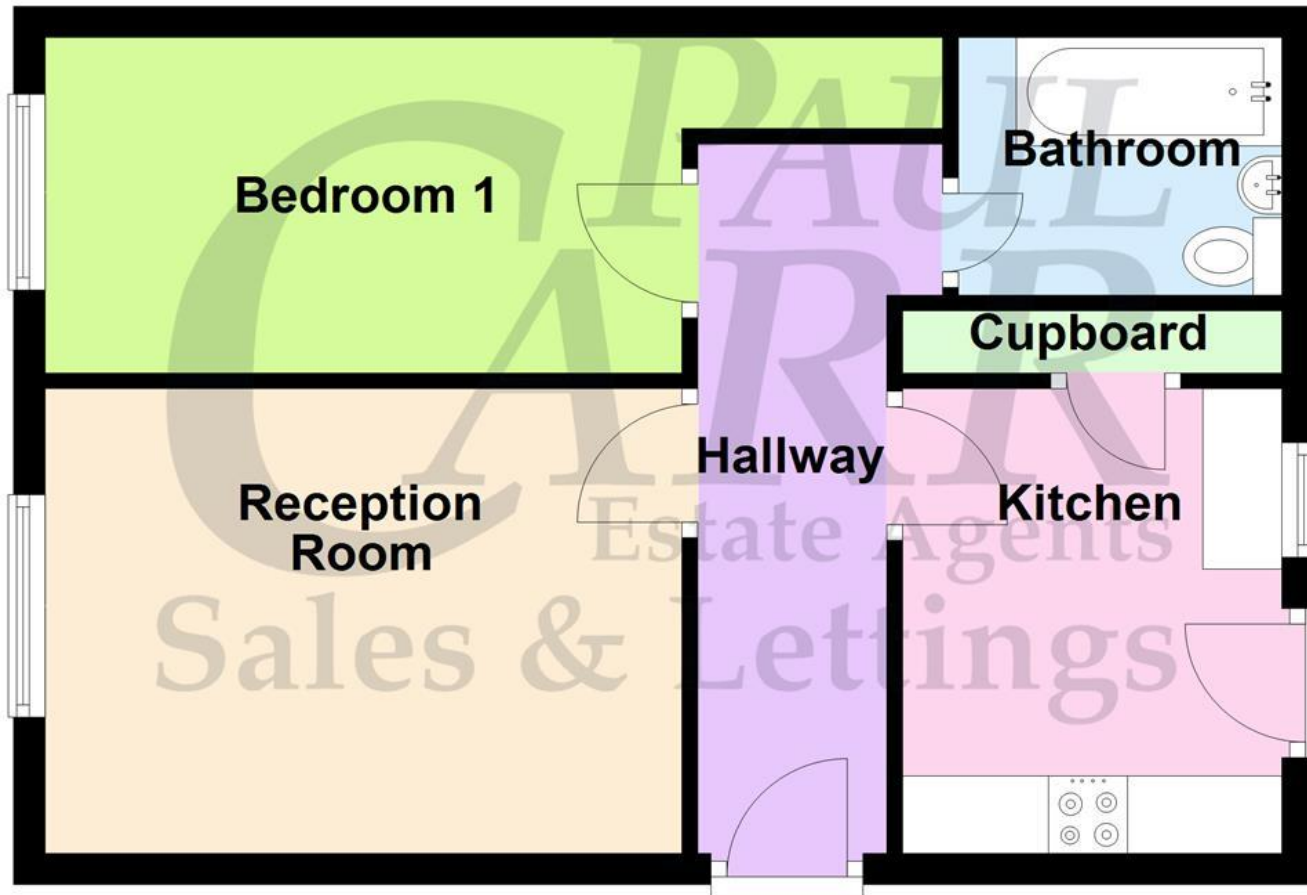
### Viewer's Note:

Services connected: mains electricity, water and drainage  
Council tax band: A  
Tenure: Leasehold- currently 66 years remaining - 99 lease from 04.08.1993  
**LEASE EXTENSION DETAILS AVAILABLE ON REQUEST**  
Ground Rent: £50 per annum  
Service Charge: £1060 per annum

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## Energy Efficiency Rating

	Current	Potential
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	C75	C78
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		

## Map Location

