



Horseshoe Crescent, Great Barr
Birmingham, B43 7DN

75% SHARE

Purchase Price £187,500

Great Barr

£187,500 - 75% Share

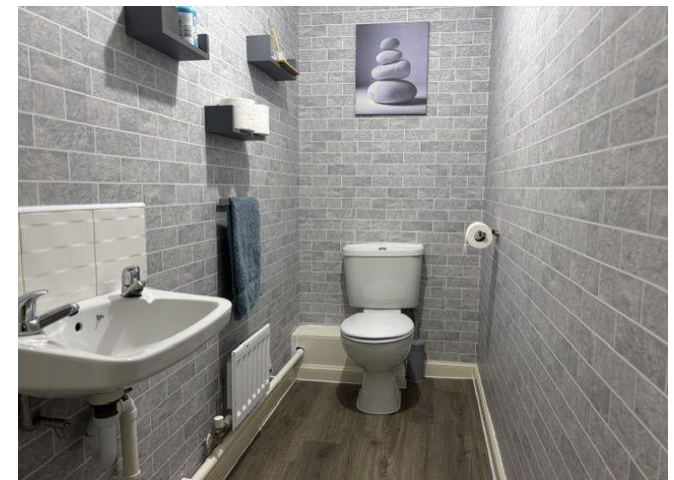


SHARED OWNERSHIP - 75%

Are you looking for your first home? We are delighted to offer this superbly presented three-bedroom home, available to purchase via 75% shared ownership, providing an excellent opportunity for those looking to take their first step onto the property ladder.

Situated on the popular Horseshoe Crescent within Nether Hall Park, the property occupies a particularly pleasant position towards the top of the development, enjoying a quieter setting and being just a short walk from the adjoining nature reserve. The property offers excellent kerb appeal, with a tidy front garden and tandem parking alongside the property. Internally, the ground floor provides a modern and recently refurbished kitchen positioned to the front of the home, featuring a good range of fitted units, integrated oven and gas hob, sink and drainer, together with additional space for freestanding appliances. There is also a tastefully presented downstairs WC. To the rear, the generous lounge and dining room provides an excellent family living space, with ample room for a dining table and a stylish media wall providing an ideal focal point for the room. The first floor offers three well-proportioned bedrooms, together with a modern family bathroom featuring a tiled suite and contemporary fixtures and fittings.

Externally, the rear garden has been recently landscaped to create a low-maintenance and manageable outdoor space, arranged over two tiers with artificial lawn and steps leading to an attractive sandstone patio. An excellent opportunity for those looking to enter the property market through shared ownership, offering a modern three-bedroom home in a popular and convenient location. For further information regarding the shared ownership scheme, please contact our office and a member of the team will be happy to assist.





Property Specification

75% SHARED OWNERSHIP
THREE BEDROOM MID TERRACED
NETHER HALL ESTATE
MODERN KITCHEN AND BATHROOM
SPACIOUS LOUNGE

Hallway

Lounge & Dining Room
16' 5" x 14' 9" (5m x 4.5m)

Kitchen
9' 6" x 8' 2" (2.9m x 2.5m)

Downstairs W.C
7' 10" x 3' 3" (2.4m x 1m)

Bedroom One
14' 9" x 7' 10" (4.5m x 2.4m)

Bedroom Two
14' 1" x 8' 2" (4.3m x 2.5m)

Bedroom Three
10' 10" x 7' 7" (3.3m x 2.3m)

Bathroom
6' 7" x 7' 3" (2m x 2.2m)

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:

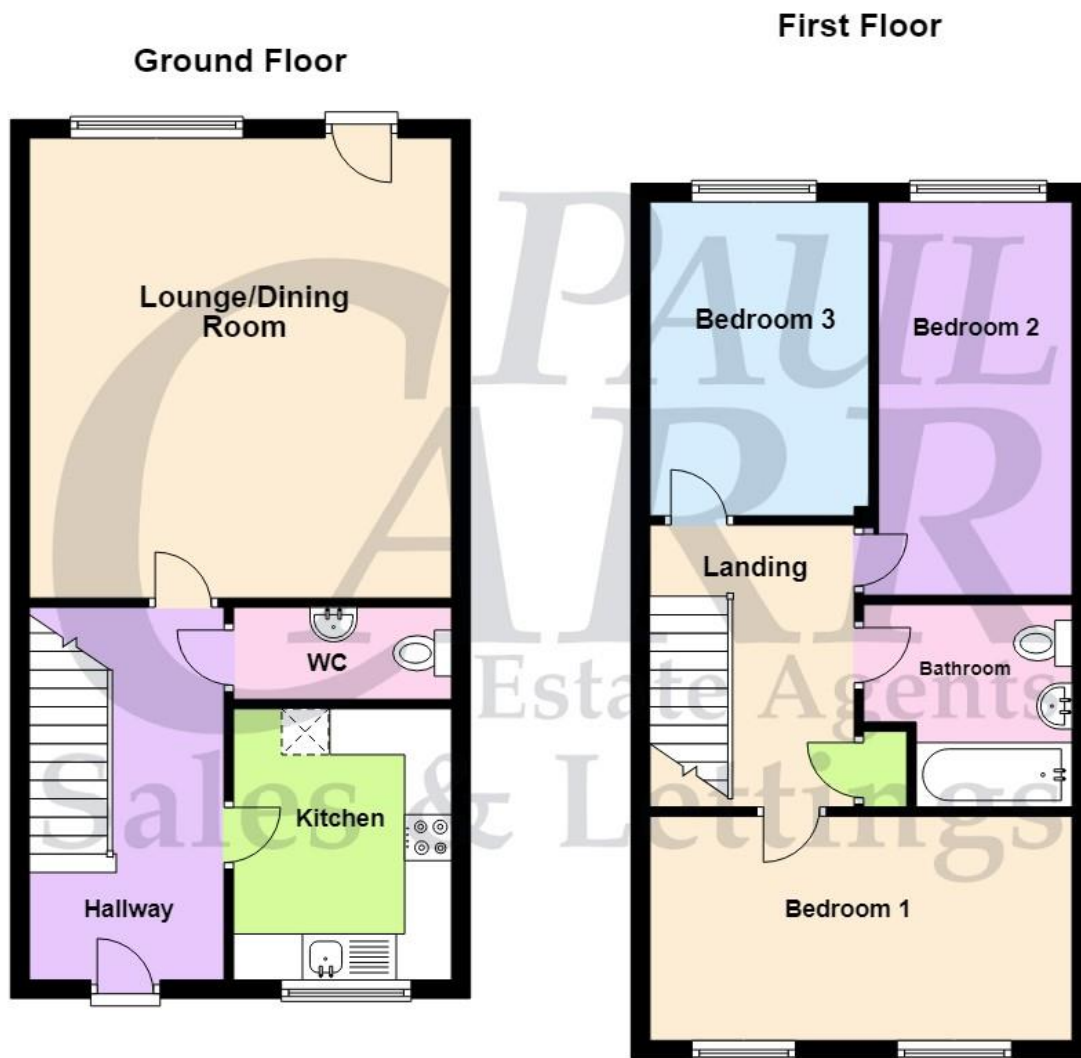
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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, gas, water and drainage
Council tax band : C
Tenure: Leasehold
Service Charge : £63.37 pcm
Rent - £158.85pcm
Lease term - 109 years remaining

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		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

