ACRES

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



- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- ADDITIONAL FAMILY BATHROOM
- OPEN PLAN KITCHEN / DINER / LIVING ROOM
- MODERN FITTED KITCHEN
- PRIVATE LOBBY AREA TO FRONT OF APARTMENT
- FANTASTIC COMMUNAL GARDENS
- SOUGHT AFTER LOCATION
- IDEAL FIRST TIME BUY & NO UPWARD CHAIN





HORSESHOE CRESCENT, GREAT BARR, B43 7BL - OFFERS OVER £175,000

A spacious and well-presented two-bedroom first-floor apartment, situated in a quiet cul-de-sac location in the heart of Great Barr, offering convenient access to local shops, excellent public transport links and schooling nearby. The property benefits from an allocated parking space along with additional visitor parking. Upon reaching the first floor, there is access to a private lobby area, ideal for cloakroom storage, leading into the apartment itself. Internally, the property offers a welcoming, light and airy hallway with useful storage cupboards, leading into a spacious open-plan living and dining room, along with a modern fitted kitchen. The accommodation further comprises two generously sized double bedrooms, with the master bedroom benefiting from its own en-suite shower room, alongside an additional modern family bathroom. Externally, the property enjoys fantastic, well-maintained communal gardens, providing attractive outdoor surroundings for residents to enjoy. This delightful apartment offers a fantastic living standard throughout and is ideal for first-time buyers, professionals or investors alike. Further benefiting from no upward chain, the property presents an excellent opportunity for buyers looking for a spacious, well-presented home in a peaceful yet convenient location. Early viewing is highly recommended to appreciate the accommodation on offer. IDEAL FIRST TIME BUY OR INVESTMENT - NO UPWARD CHAIN!

HALLWAY: 3'5 x 12'8: A light and airy entrance with doors into;

OPEN PLAN KITCHEN/DINER: 11'2 X 6'7: A modern open plan fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer, integrated oven with extractor hood over, gas hob, tiling to floor, space and plumbing for washing machine, space for fridge freezer and open plan with;

LIVING ROOM:11'2 x 14'4: A great size living space with double glazed windows to surroundings.

BEDROOM ONE: 11'3max x 9'8max: A great size double bedroom, with double glazed window to surroundings.

ENSUITE: 5'3 x 8'2: A modern fitted suite with close couple W.C, wash hand basin, tiling to walls, tiling to floors.

BEDROOM TWO:8'0 x 11'2: A further good size double bedroom with double glazed window to surroundings.

BATHROOM:6'4 x 6'2: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to walls and tiling to floor.





















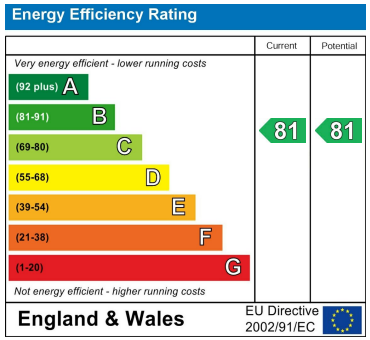
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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)

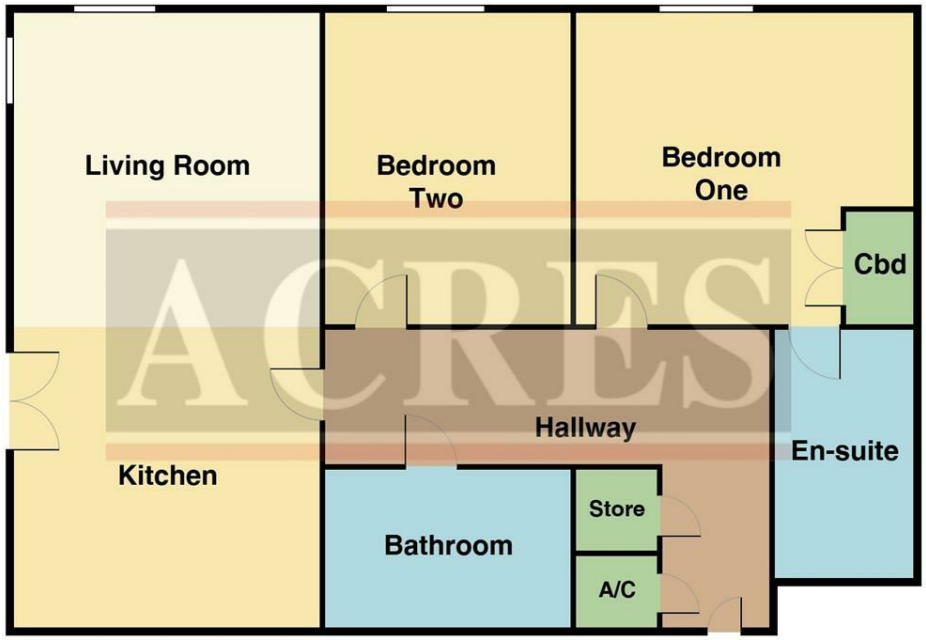
COUNCIL TAX BAND : C COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 358 6222





Horseshoe Crescent, Great Barr, B43 7BL



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 their purpose, or within 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.