



Andrew Court, Greenholm Road, Great Barr
Birmingham, B44 8HJ

Offers Over £145,000

Great Barr

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A surprisingly spacious ground floor flat, with the benefit of a separate entrance door from the rear of the property and is set within this modern gated development close to excellent local amenities and is ideal for both First Time Buyers as well as Buy to Let investors.

An electric gate leads to the car park and well tended communal gardens with a path to the communal hall with intercom entry system and stairs to all floors. The flat has a large reception hall with ample storage off and doors to all accommodation. The main bedroom is a spacious double with a window to the rear and double wardrobe off, whilst bedroom two is also a good size double and has a window to the rear. The bathroom has a white suite with a shower over the bath and part wall tiling. The open plan lounge / kitchen forms a particular feature with ample units in the kitchen area with a built in oven and hob and spaces for a washing machine and fridge whilst the lounge area has a wide bay window to the rear with an access door to the communal gardens and allows in plenty of light, there is ample space for a settee and this room has a bright and airy feel and is perfect for modern life.

This impressive property is double glazed and comes with electric radiators and viewing is essential.





Property Specification

GROUND FLOOR FLAT
TWO DOUBLE BEDROOMS
SEPARATE PRIVATE ENTRANCE
LARGE OPEN PLAN LOUNGE / FITTED KITCHEN
MODERN BATHROOM

Bedroom 1
5.96m (19'6") into wardrobe x 2.81m (9'3")

Bedroom 2
3.55m (11'8") x 2.67m (8'9")

Bathroom
2.02m (6'8") x 2.00m (6'7")

Lounge
8.78m (28'10") into bay x 3.36m (11')

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: 30th May 2025

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: Electric Water Drainage

Council tax band: B

Tenure: Leasehold

125 years from 1st Jan 2006
approximately 105 years remaining

Ground rent:

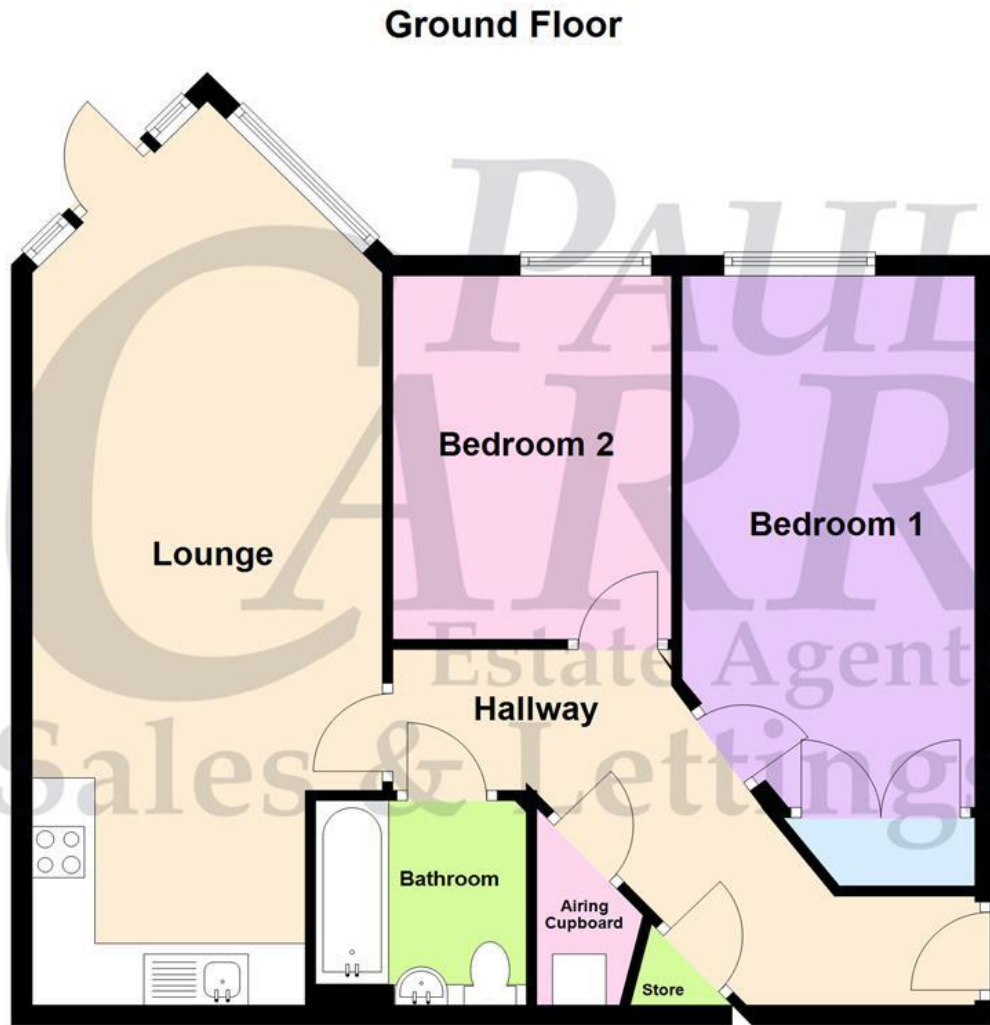
£150 PA = paid £75 per half year

Service Charge:

Currently £1115.03 per half year
although there may be an increase to cover some repair work
to a boundary wall

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

Map Location

