



Horseshoe Crescent, Great Barr  
Birmingham, B43 7BQ

**£165,000**

# Great Barr

£165,000



*Welcoming to the market this fantastic opportunity for first-time buyers, downsizers, or investors. This well-presented two-bedroom, two-bathroom top-floor apartment is ideally situated on the popular Nether Hall Estate, perfectly positioned to take advantage of 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.*

The property also benefits from its own allocated parking space. Accessed via secure communal hallways, the apartment welcomes you into an entrance hall which provides two useful storage cupboards and access to all principal rooms. The main bedroom is a generous double room featuring a built-in closet and a window overlooking the rear aspect. This room also benefits from a private en-suite shower room, comprising a shower enclosure, hand wash basin, and low-level W.C. The second bedroom is also a well-proportioned room with a window overlooking the rear of the property. Both bedrooms and the lounge enjoy excellent natural light in the mornings, as the sun fills these rooms early in the day, creating a bright and welcoming atmosphere.

The main living space consists of a spacious lounge with an open-plan kitchen area, featuring carpets throughout and dual-aspect windows allowing for plenty of natural light. The kitchen area offers a smart range of wall and base units with quality work surfaces, a one-and-a-half bowl sink with drainer and splashback upstands, and a window above. There is also a selection of built-in appliances, including a tall fridge freezer, washing machine, gas hob and oven with overhead extractor. Completing the accommodation is the family bathroom, which includes a bathtub with shower attachment, hand wash basin, and W.C, finished with a modern, mostly tiled décor. The hallway and bathroom enjoy pleasant afternoon sunlight, adding to the light and airy feel of the apartment throughout the day.

The apartment also benefits from loft access, providing excellent additional storage space, ideal for larger items such as suitcases, seasonal decorations, or other household storage. We understand from the current owner that utility costs are very economical, making this property an efficient and affordable home to run.

**This apartment comes to market in a lovely, key-ready condition, making it an ideal purchase for buyers looking to move straight in. Early viewing is highly recommended to fully appreciate the accommodation on offer.**





## Property Specification

WELL PRESENTED TWO BEDROOM,  
TWO BATHROOM TOP FLOOR APARTMENT  
SPACIOUS OPEN PLAN LOUNGE AND KITCHEN WITH BUILT-  
IN APPLIANCES  
BRIGHT MORNING SUN & AFTERNOON LIGHT  
ALLOCATED PARKING SPACE WITH SECURE COMMUNAL

### Entrance Hallway

**Bedroom One**  
14' 1" x 8' 6" (4.3m x 2.6m)

**Ensuite**  
5' 7" x 4' 11" (1.7m x 1.5m)

**Bedroom Two**  
14' 1" x 7' 3" (4.3m x 2.2m)

**Bathroom**  
6' 11" x 6' 11" (2.1m x 2.1m)

**Kitchen**  
6' 7" x 10' 6" (2m x 3.2m)

**Lounge**  
19' 0" x 12' 6" (5.8m x 3.8m)

### 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 108 years remaining  
Ground Rent: £204.40 per annum  
Service Charge: £1290.00 per 6 months

# Floor Plan

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

## Top Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

