



Horseshoe Crescent, Great Barr
Birmingham, B43 7BQ

£155,000

Great Barr

£155,000



Paul Carr Estate Agents are delighted to bring to market this beautifully presented second floor, two-bedroom apartment, situated in the highly desirable Nether Hall location in Great Barr. Conveniently positioned close to local shops, transport links and major road networks, this property represents an ideal first-time purchase or investment opportunity.

Accessed via a secure communal entrance with intercom system, a staircase leads to the second floor. Internally, the apartment opens into a welcoming hallway with a useful built-in storage cupboard and additional loft storage.

Doors lead off to two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room comprising an enclosed shower cubicle, W.C and wash hand basin. There is also a separate family bathroom fitted with a contemporary suite, including a bath with shower over and side splash screen, W.C and wash hand basin.

The spacious lounge enjoys dual aspect windows, creating a light-filled living space, and flows seamlessly into the fitted kitchen. The kitchen offers a range of wall and base units with work surfaces, incorporating an inset gas hob with electric double oven below, inset sink with drainer, and integrated appliances including a fridge freezer and dishwasher.

All rooms throughout the apartment offer a bright, inviting feel, complemented by a lovely contemporary and modern décor, making this a true key-ready home.

Externally, the property benefits from an allocated parking space.

Viewing is highly recommended to fully appreciate the accommodation on offer.





Property Specification

TOP FLOOR APARTMENT
TWO DOUBLE BEDROOMS
EN-SUITE TO MASTER BEDROOM
BRIGHT AND SPACIOUS LOUNGE WITH DUAL ASPECT WINDOWS
MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES

Hallway

6' 7" x 9' 6" (2m x 2.9m)

Lounge

12' 6" x 15' 1" (3.8m x 4.6m)

Kitchen

11' 2" x 6' 7" (3.4m x 2m)

Bedroom One

8' 6" x 11' 2" (2.6m x 3.4m)

En-Suite

4' 11" x 5' 3" (1.5m x 1.6m)

Bedroom Two

7' 3" x 11' 2" (2.2m x 3.4m)

Bathroom

6' 3" x 6' 3" (1.9m x 1.9m)

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:

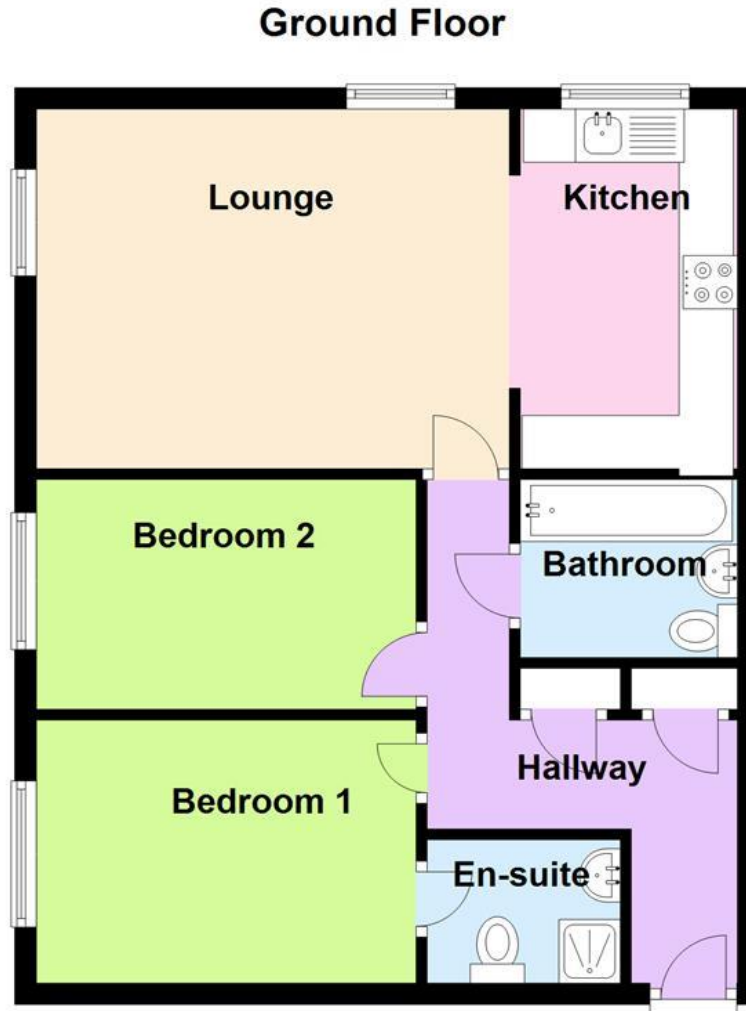
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Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: Leasehold 108 years remaining
Ground Rent: £250 per annum
Service Charge: £2518 per annum

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 | 81 B | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

