



Hailwood Drive, Great Barr  
Birmingham, B43 6BY

**£150,000**

# Great Barr

£150,000



Welcome to this beautifully presented two bedroom first floor apartment, Set in the heart of Great Barr, located in a private residential cul-de-sac just off the Newton Road in Great Barr.

immaculately maintained communal areas and situated close to local amenities, transport links and motorway connections, it's not one to be missed.

You are welcomed into the property by an entrance hall leading to, two double bedrooms with the master offering fitted wardrobes, a fitted bathroom

A large open-plan space with a fitted kitchen with a built-in electric oven, four ring hob, sink and extractor fan, connected to the living room offering French doors with a Juliet balcony, letting loads of natural light.

This property also benefits from double glazing electric heating and offered for sale with No Onward Chain.

A Viewing is highly recommended to see what's to offer.





## Property Specification

FIRST FLOOR APARTMENT  
TWO DOUBLE BEDROOMS  
FITTED KITCHEN  
PRIVATE CUL - DE - SAC  
ALLOCATED PARKING SPACE  
COMMUNAL GARDENS

### Living Room

14' 5" x 20' 4" (4.4m x 6.2m)

### Bedroom 2

10' 2" x 12' 6" (3.1m x 3.8m)

### Bedroom 1

11' 10" x 10' 6" (3.6m x 3.2m)

### Bathroom

2' 0" x 6' 3" (0.6m 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:

**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.

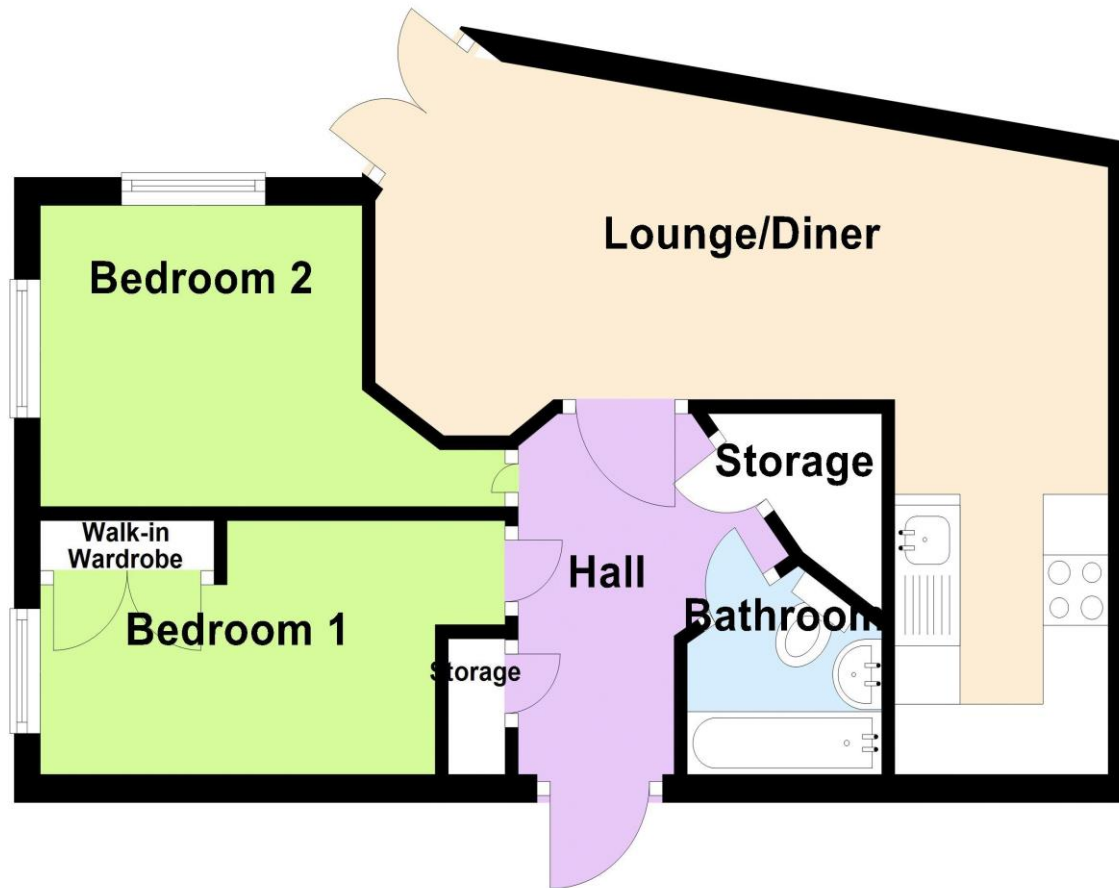
### Viewer's Note:

Services connected: mains electricity, water and drainage  
Council tax band: C  
Tenure: Leasehold - 124 years remaining  
Ground Rent: £134.16 per annum  
Service Charge: £ tbc

# Floor Plan

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

## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

