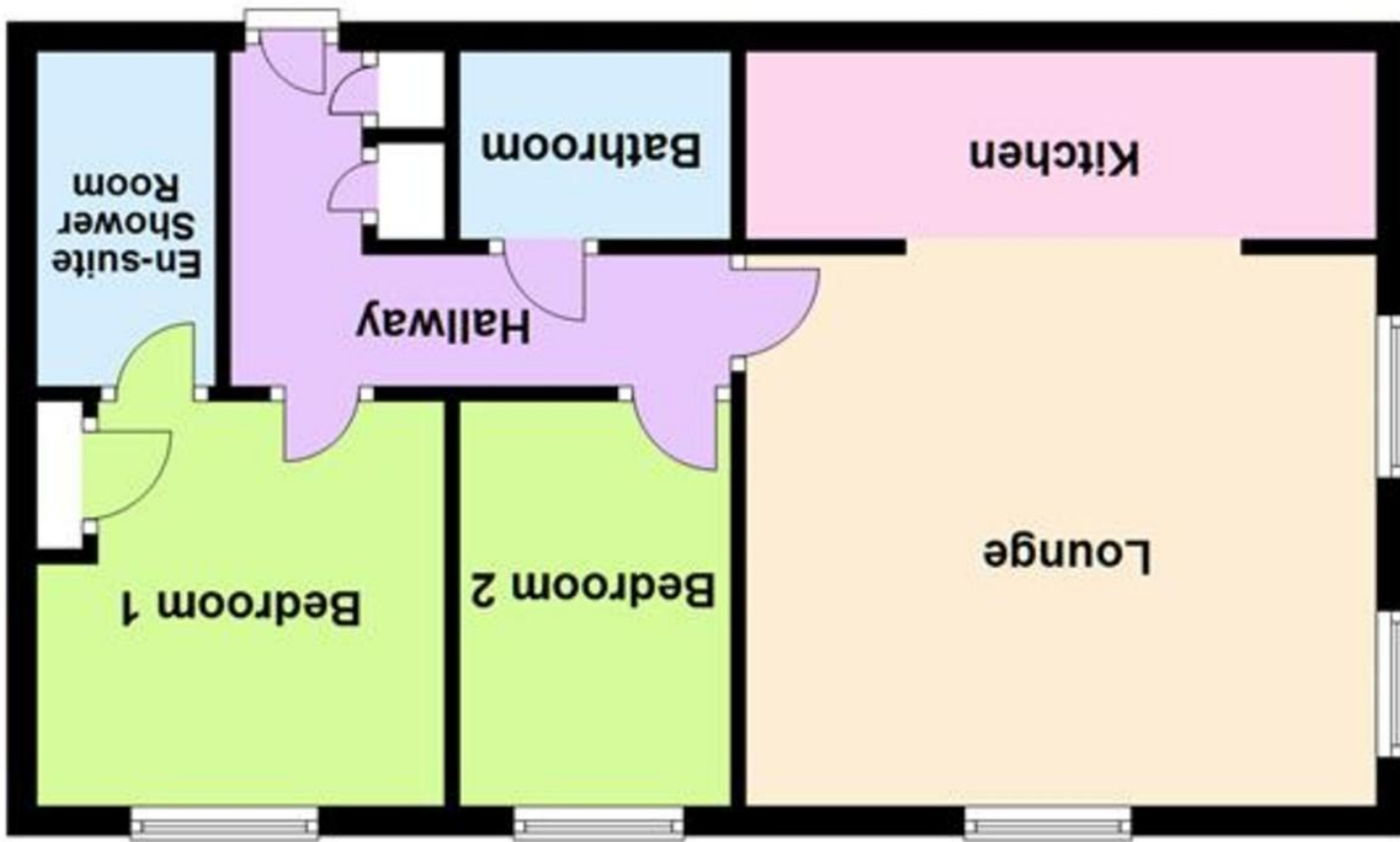


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Ground Floor

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	76
Potential	79

WWW.EPC4U.COM

Great Barr | 0121 241 4441



- GROUND FLOOR APARTMENT
- OPEN PLAN LIVING AREA
- FULLY FITTED KITCHEN
- TWO BEDROOMS EN SUITE TO MASTER BEDROOM
- MODERN BATHROOM
- ALLOCATED PARKING SPACE

Horseshoe Crescent, Great Barr, Birmingham, B43 7BL

Asking Price Of £180,000



## Property Description

This WELL PRESENTED GROUND FLOOR APARTMENT benefits from everything modern living has to offer, allowing the lucky purchaser to drop their furniture and move in without having to lift a paintbrush. Situated within an POPULAR RESIDENTIAL development and benefiting from allocated parking, well maintained grounds and surroundings. MUST BE VIEWED to fully appreciate the overall size and finish of the accommodation on offer. NO UPWARD CHAIN.

Communal entrance giving access to all floors.

**HALLWAY** Approached via reception door, having ceiling light point, power points, central heating radiator, intercom system and doors off to all rooms.

**OPEN PLAN LIVING AREA** 21' 4" x 12' 4" (6.5m x 3.76m)

**LOUNGE DINER** Having double glazed window facing front/side elevation, two ceiling light points, power points, central heating radiator, ample space for a range of furnishings and open access to

**FULLY FITTED KITCHEN** Having double glazed window facing front/side elevation, two ceiling light points, power points, central heating radiator, integrated appliances including fridge, freezer, and washing machine.

**MASTER BEDROOM** 11' 0" x 9' 10" max (3.35m x 3m) Having double glazed window, ceiling light point, power points, central heating radiator, double doors to wardrobe and door off to:

**EN SUITE** Having recessed ceiling lights, shower cubicle with thermostatic shower, wash hand basin with pedestal and mixer taps over, low level W.C. with push button facility, extractor fan, tiled walls in complimentary ceramics to splash prone areas, vertical towel ladder radiator and ceramic tiled flooring.

**BEDROOM TWO** 11' 2" x 7' 11" (3.4m x 2.41m) Having double glazed window, ceiling light point, power points and central heating radiator.



**MODERN BATHROOM** Having a white suite comprising panelled bath with taps over, wash hand basin with pedestal and mixer tap over, low level W.C. with push button facility, extractor fan, tiled walls in complimentary ceramics to splash prone areas, vertical towel ladder radiator and ceramic tiled flooring.

**OUTSIDE** Communal gardens  
One allocated parking space

Council Tax Band C - Walsall

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - no information available

Broadband coverage no information available

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 113 years remaining. Service Charge is currently running at £2,171.12 and is reviewed (to be confirmed by vendor). The Ground Rent is currently running at £95.00 PA and is reviewed (to be confirmed by a vendor). However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

