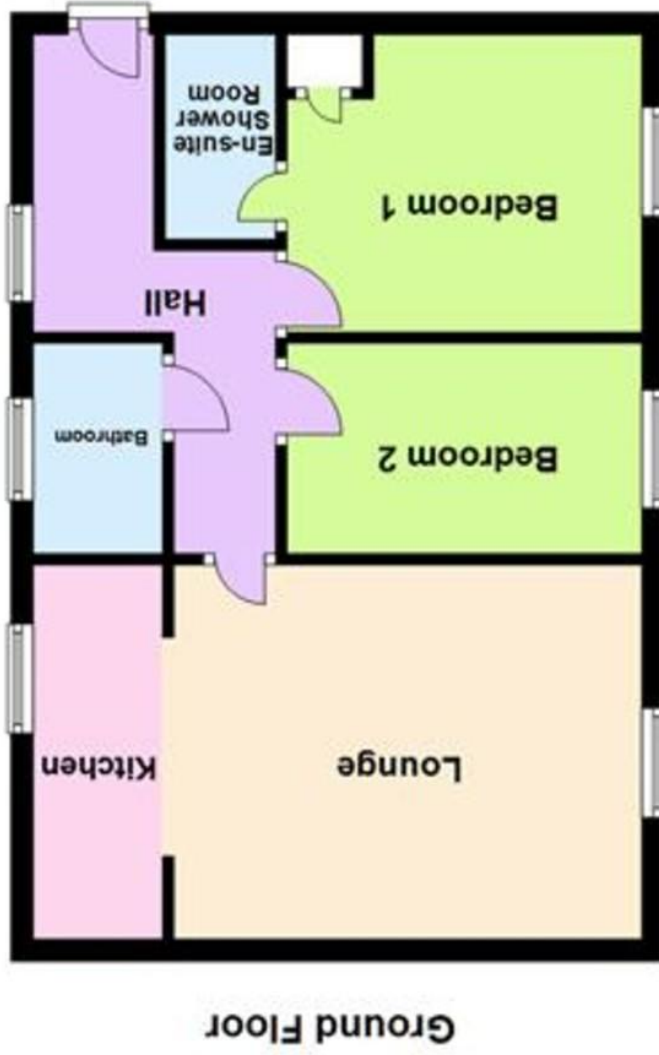
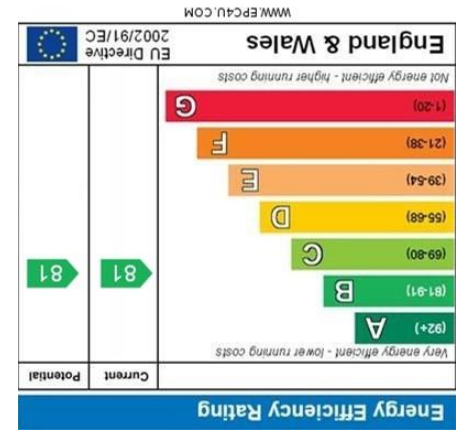


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Great Barr | 0121 241 4441



- FOR SALE VIA MODERN METHOD OF AUCTION
- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- MASTER WITH EN SUITE
- ALLOCATED PARKING SPACE
- MODERN BATHROOM

Horseshoe Crescent, Great Barr, Birmingham, B43 7BQ

Auction Guide Price
£145,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL FOR SALE VIA MODERN METHOD OF AUCTION

This immaculate 2-bedroom flat is now available for sale in a desirable location. The property boasts an impressive EPC rating of B and falls within council tax band C, making it an attractive choice for a variety of buyers.

Upon entering the property you have a hallway which leads to bedrooms, bathrooms and the open plan lounge area. The modern kitchen is equipped with high-quality appliances, making cooking a pleasure.

The flat features two double bedrooms, with the master bedroom benefiting from an en-suite bathroom for added convenience. Both bedrooms offer ample natural light, creating a bright and airy atmosphere throughout.

Additional features of this property include parking facilities and plenty of storage cupboards, ensuring a clutter-free living space. Situated in a quiet area with strong local community ties, this flat is ideal for couples, sharers, or students looking for a comfortable and well-maintained home.

Conveniently located near public transport links, schools, local amenities, and green spaces, this flat offers a perfect balance of urban convenience and tranquil surroundings. Don't miss the opportunity to make this charming flat your new home.

HALLWAY Ceiling light point, radiator, storage cupboard.

BEDROOM ONE 13' 2" MAX x 8' 10" (4.01m x 2.69m) Double bedroom with a ceiling light point, window and radiator, built-in wardrobe.

EN SUITE BATHROOM 5' 0" x 5' 0" (1.52m x 1.52m) Having toilet, sink, free-standing shower and towel radiator, tiled mid way.

BEDROOM TWO 13' 3" x 7' 4" (4.04m x 2.24m) Ceiling light point, window and radiator.

LOUNGE 18' 2" MAX x 12' 6" (5.54m x 3.81m) Two ceiling light points, window, two radiators.

KITCHEN 10' 10" x 6' 2" (3.3m x 1.88m) Tiled, wall and base units, electric oven, gas hob, extractor fan, built-in fridge/freezer, built-in washer/drier, window and sink.

BATHROOM 6' 8" x 6' 4" (2.03m x 1.93m) Tiled, spotlights, bath with shower, toilet and sink.

Allocated parking space.

Council Tax Band C - Walsall

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

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone

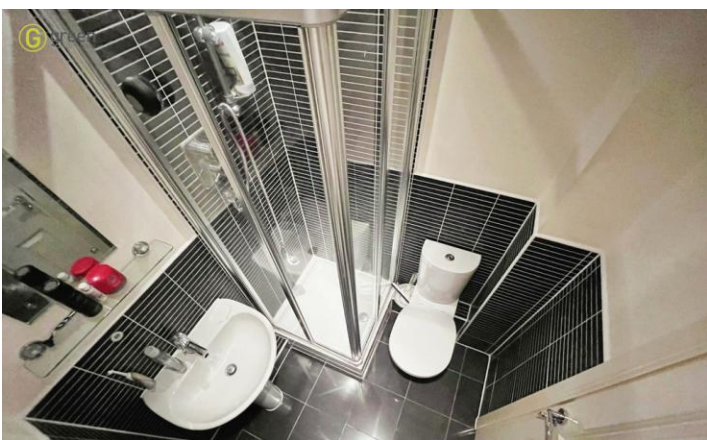
Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 72 Mbps. Highest available upload speed 18 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area - Openreach, Virgin Media



FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 86 years remaining. Service Charge is currently running at £1600 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £430 per annum and is reviewed (to be confirmed). 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

*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 Conveyor.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

