

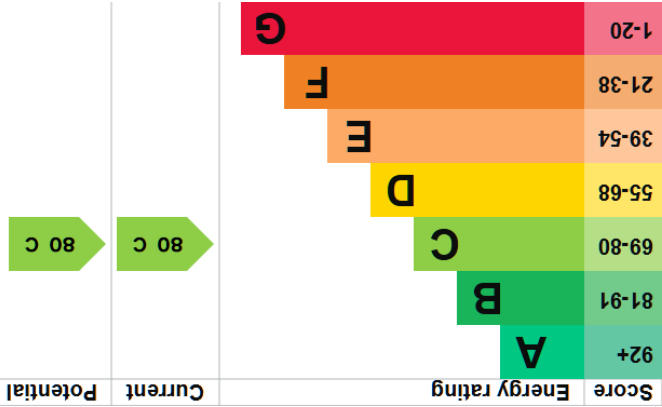
NOT TO SCALE. THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFULLY PRESENTED TOP FLOOR APARTMENT WITH LOFT STORAGE
- ALLOCATED PARKING SPACE
- CENTRAL HEATING AND DOUBLE GLAZING
- SPACIOUS LOUNGE/DINING AREA



Horseshoe Crescent, Great Barr, Birmingham,
B43 7BL

£180,000



Property Description

This beautifully presented second floor (top floor) represents a fantastic opportunity for buyers.

Being on the top floor there is loft access and extra storage and the apartment is superbly appointed throughout with an excellent kitchen, lovely main bathrooms and en-suite shower room.

The bedrooms are both double rooms and the lounge/dining area is of good dimensions.

Approached from Queslett Road via a lovely mall style approach, the property truly needs to be viewed.

In detail the accommodation comprises:

GROUND FLOOR ENTRANCE With intercom security, staircase leading up to second floor.

RECEPTION HALL With radiator, airing cupboard and access to loft storage.

SUPERB LOUNGE/DINING AREA 16' 10" x 12' 11" (5.13m x 3.94m) With two storage cupboards, two double glazed windows, two radiators and archway leading to:-

FITTED KITCHEN 9' 9" x 7' 3" (2.97m x 2.21m) Having a stainless steel sink unit with mixer tap, integrated appliances including gas hob, electric oven, extractor, fridge freezer, washing machine, excellent base and wall storage cupboards and metropolitan tiled splash backs.

BEDROOM ONE 10' 11" x 10' 4" (3.33m x 3.15m) With radiator, double glazed window to rear and double wardrobe.

ENSUITE SHOWER ROOM With ladder radiator, half tiled walls, corner shower with thermostatic shower over, pedestal wash basin with mirror over and low level WC.

BEDROOM TWO 10' 0" x 11' 6" (3.05m x 3.51m) With radiator, double glazed window.

BATHROOM Being half tiled, ladder radiator, white suite comprising; panel bath, pedestal wash basin with mirror over, low level WC.

OUTSIDE The property stands within communal maintained gardens and there is an allocated parking space to the front numbered 128 with additional visitor parking nearby.

Council Tax Band C Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 11Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 61Mbps. Highest available upload speed 14Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 112 years remaining. Service Charge is currently running at £1400 per annum and is reviewed annually. The Ground Rent is currently running at £130 per annum and is reviewed TBC. 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.

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