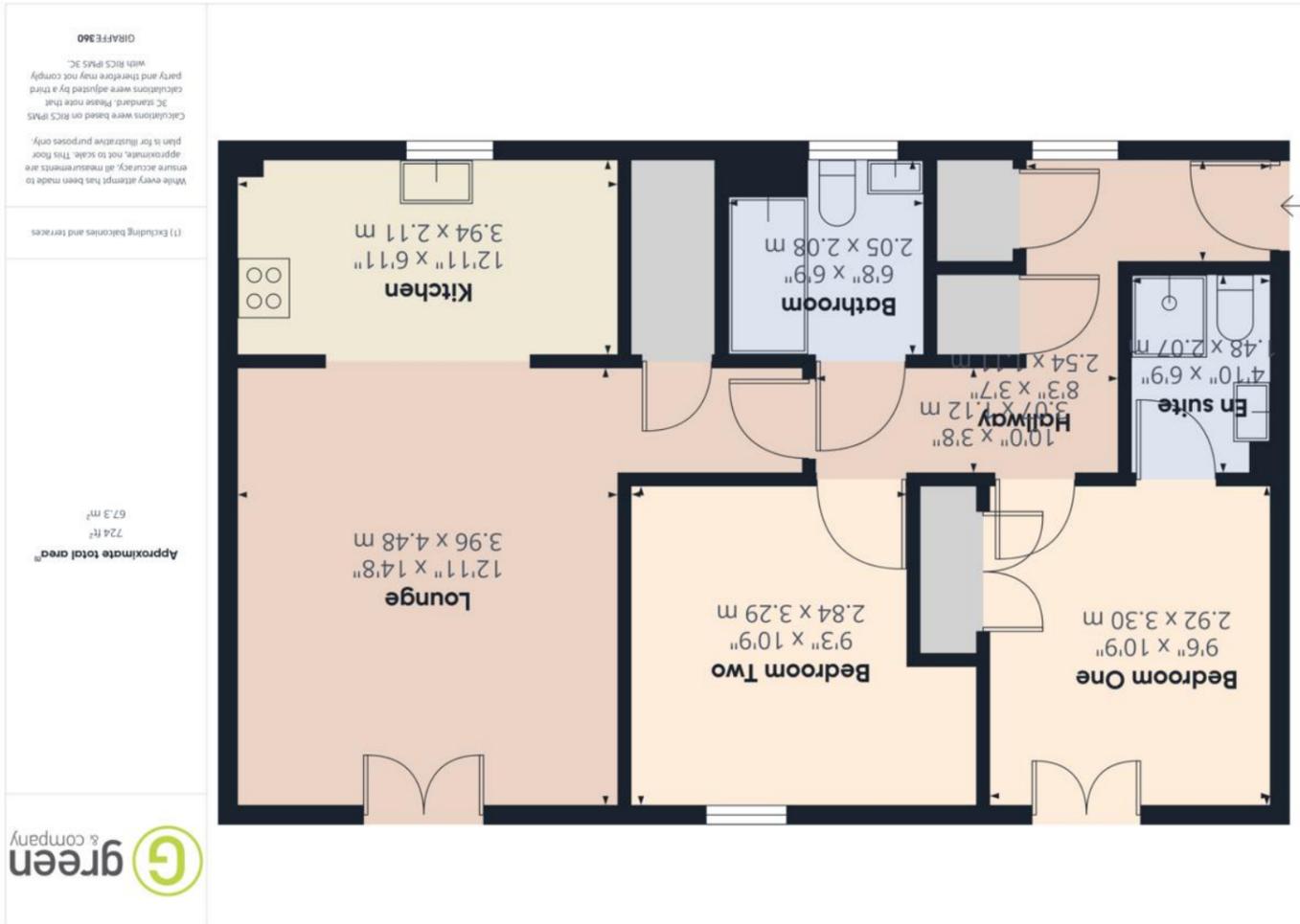


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.

Great Barr | 0121 241 4441



- SECOND FLOOR MODERN APARTMENT
- WELL PRESENTED
- RECEPTION HALL
- LOUNGE WITH OPEN PLAN KITCHEN
- TWO BEDROOMS
- EN SUITE TO MASTER BEDROOM
- BATHROOM
- ALLOCATED PARKING SPACE

Horseshoe Crescent, Great Barr, Walsall, B43 7BQ

£170,000



Property Description

This charming single-story property boasts a spacious 723 square feet of living space, thoughtfully distributed across a functional floor plan. This second-floor apartment accommodates two generously sized bedrooms, ideal for a family or professionals seeking a home office setup. It also features an En suite and a bathroom. The floor plan highlights the heart of the home which consists of a warm, inviting lounge that flows seamlessly into the fully equipped kitchen. The kitchen itself promises to inspire your inner chef, complete with an oven and ample storage. Characterized by its comfort and practicality, this property presents a perfect opportunity for anyone looking to make their mark on a cosy and welcoming home.

The property is approached via a communal entrance door with stairs off to two floors leading entrance door to:-

RECEPTION HALL Having double glazed window to rear, central heating radiator, two ceiling light points and doors off to two bedrooms, storage cupboard, airing cupboard and lounge.

BEDROOM ONE 9' 6" x 10' 9" (2.9m x 3.28m) Having double glazed Juliette double doors to front, central heating radiator, ceiling light point, double doors to built-in wardrobe and door to:-

EN SUITE SHOWER ROOM 4' 10" x 6' 9" (1.47m x 2.06m) Having white suite comprising low flush wc, pedestal wash hand basin, walk-in shower cubicle with fitted shower, tiled splash backs, vertical heated towel rail radiator, shaver socket, extractor and ceiling spotlighting.

BEDROOM TWO 9' 3" x 10' 9" (2.82m x 3.28m) Having double glazed window to front aspect, central heating radiator, ceiling light point.

BATHROOM 6' 8" x 6' 9" (2.03m x 2.06m) Having white suite comprising low flush wc, pedestal wash hand basin, panelled bath with telephone shower attachment, vertical heated towel rail radiator, obscure double glazed window to rear, extractor and ceiling spotlighting.

LOUNGE 12' 11" x 14' 8" (3.94m x 4.47m) Having double glazed Juliette doors to front, central heating radiator, two ceiling light points, door to useful storage cupboard, open archway through to:-

KITCHEN 12' 11" x 6' 11" (3.94m x 2.11m) Having a range of base, wall and drawer units with work surfaces over, one and a half bowl stainless steel sink unit with mixer tap and drainer to side, integrated oven with four ring gas hob and extractor/light chimney above, double glazed window to rear, integrated washing machine, integrated fridge, integrated freezer and ceiling spotlighting, cupboard housing wall mounted gas central heating boiler.

The property comes with an allocated parking space and there are visitors parking available. Council Tax Band C - Walsall

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 47 Mbps. Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Hyperoptic, 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 £1611 per annum and is reviewed yearly. The Ground Rent is currently running at £131 per annum and is reviewed yearly. 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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AGENTS NOTE There is an additional open space management charge of £129.92 per 6 months.

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