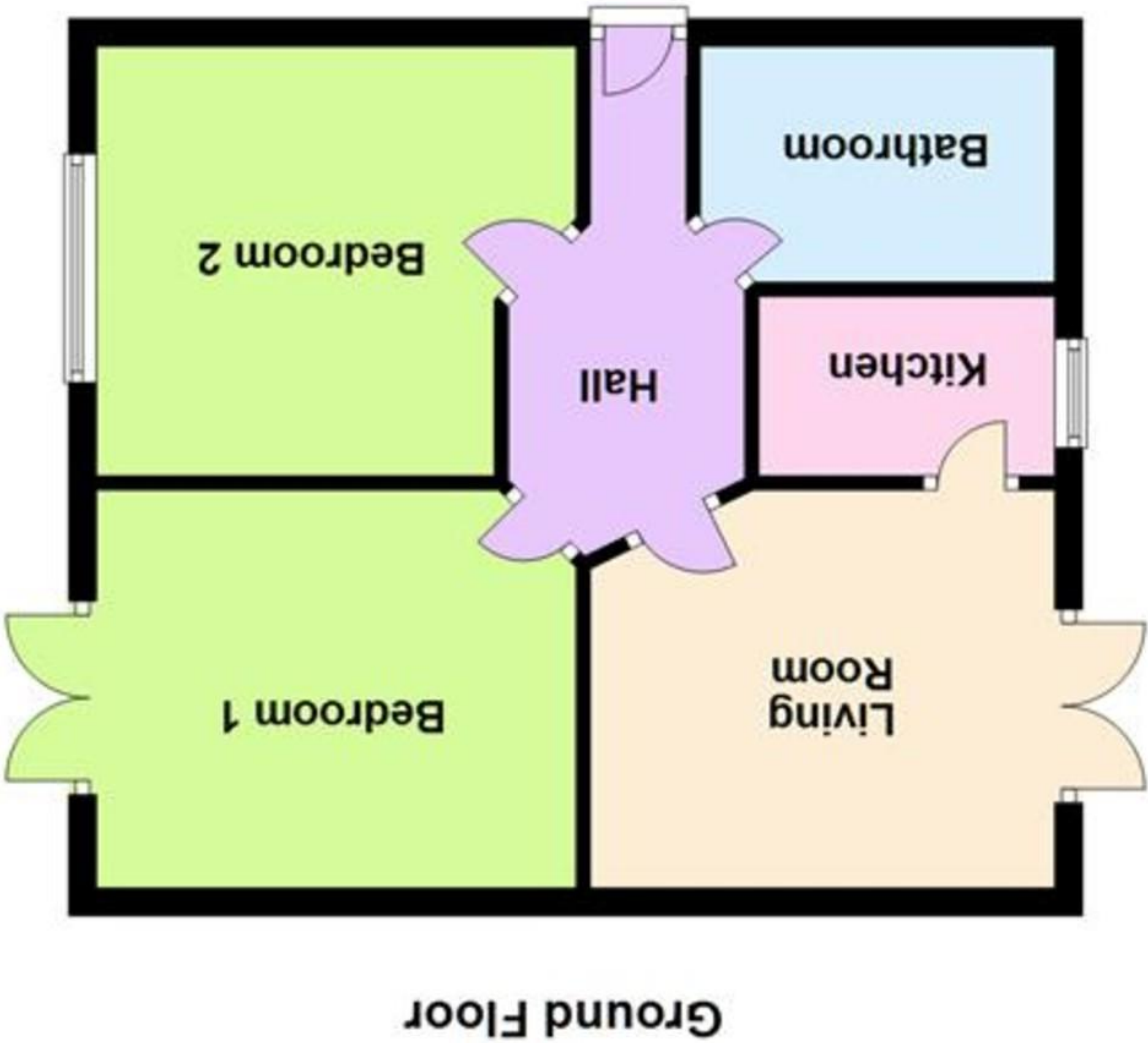


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- SECOND FLOOR FLAT
- TWO BEDROOMS
- ALLOCATED PARKING
- LEASEHOLD
- PRIME LOCATION
- BUILT IN WARDROBE

Asbury Court, Newton Road,
Great Barr, Birmingham, B43 6QS

Offers in excess of
£140,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Introducing a stunning second floor flat, located in a quiet area of Great Barr. This two-bedroom property is in good condition, perfect for families and couples seeking a modern living space. The flat boasts a spacious reception room with an open-plan layout, allowing for a comfortable and flexible living space. With a pleasant view, it offers a tranquil atmosphere for relaxation.

The property features a modern kitchen, equipped with high-quality appliances and abundant natural light, making it an ideal space for cooking and entertaining. The double bedrooms in this flat are both generously sized, with the first bedroom also offering built-in wardrobes for convenient storage. The tastefully designed bathroom includes a striking free-standing bath.

Not only does this flat offer comfortable living spaces, but it also comes with unique features that set it apart from others. Residents will have the convenience of parking facilities, ensuring hassle-free car ownership.

Situated in a desirable location, this property provides easy access to public transport links, making commuting a breeze. It is surrounded by local amenities, including shops, restaurants, and other essential services. For those who enjoy outdoor activities, there are nearby parks and green spaces, as well as walking routes, offering opportunities for leisurely strolls.

With a desirable EPC rating and a council tax band C, this flat presents an excellent opportunity for anyone looking for a comfortable and modern home. Don't miss out on the chance to make this beautiful property your own.

COMMUNAL ENTRANCE With stairs to second floor and entrance door into:-

HALLWAY Having laminate flooring and doors to bedrooms, lounge, kitchen, storage cupboard and bathroom.

STORAGE CUPBOARD Off hallway housing hot water tank.

LIVING ROOM 18' 0" MAX x 10' 0" (5.49m x 3.05m) Carpeted and having spotlights, patio doors overlooking the front and electric heater.

KITCHEN 9' 11" x 9' 2" (3.02m x 2.79m) Having electric oven, hob and extractor fan, wall and base units with work surfaces over, window to front, laminate flooring and spotlights.

BEDROOM ONE 12' 6" MAX x 10' 6" (3.81m x 3.2m) Carpeted and having ceiling light point, electric heater and patio door over looking rear garden.

BEDROOM TWO Carpeted and having built in wardrobes, window to rear, electric heater and ceiling light point.

BATHROOM 11' 0" x 9' 8" (3.35m x 2.95m) Having low level WC, wash basin, panel bath with shower over and shower screen, towel radiator, laminate flooring and spotlights.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Networks in your area - Virgin Media, Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is leasehold with approximately 105years remaining. Service Charge is currently running at £1500 per annum and is reviewed every 10 years.The Ground Rent is currently running at £150 per annum and is reviewed every 10 years. 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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