

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	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- CHAIN FREE
- TWO BEDROOMS
- OVERLOOKING COMMUNAL
- WELL PRESENTED
- CENTRAL HEATED
- DOUBLE GLAZED

Horseshoe Crescent, Great Barr, Birmingham, B43 7BF

Offers In Excess Of
 £180,000



Property Description

Horseshoe Crescent is two bedroom apartment with views over the communal gardens of the Netherhall Estate.

The property is approached via communal hallway which leads into an entrance porch to the property with door into:-

HALLWAY Having telephone intercom system, radiator, door to storage cupboard housing boiler.

LOUNGE/KITCHEN 16' 10"max 12' 1"min x 21' 3" max(5.13m max 3.68m min x 6.48m max) Having two Juliet balconies, two dual aspect double glazed windows, two radiators, kitchen area having wall and base units with complementary work surfaces over, one and half oven, hob and extractor and stainless steel splash back, integrated fridge and freezer, integrated washing machine, stainless steel sink with drainer and feature spray hose mixer tap.

WC 4' x 6' 6" (1.22m x 1.98m) Having extractor fan, pedestal wash hand basin, radiator, WC and tiled splash backs.

BATHROOM 8' 5" x 6' 4" (2.57m x 1.93m) Having extractor fan, panel bath with shower over, WC, pedestal wash basin, heated chrome towel rail and tiled splash backs.

BEDROOM TWO 9' 7" x 11' 8"max (2.92m x 3.56m) Having fitted wardrobes, radiator and dual aspect double glazed windows to rear and side.

BEDROOM ONE 10' 10" x 12' 7"max into recess (3.3m x 3.84m) Having double glazed window overlooking communal garden, radiator and fitted wardrobes.

Council Tax Band C Walsall Metropolitan Borough Council

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

Mobile coverage - data information not available

Broadband coverage:- data information not available

Networks in your area - data information not available

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 90 years remaining. Service Charge is currently running at £1500 and is reviewed TBC. The Ground Rent is currently running at £100 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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