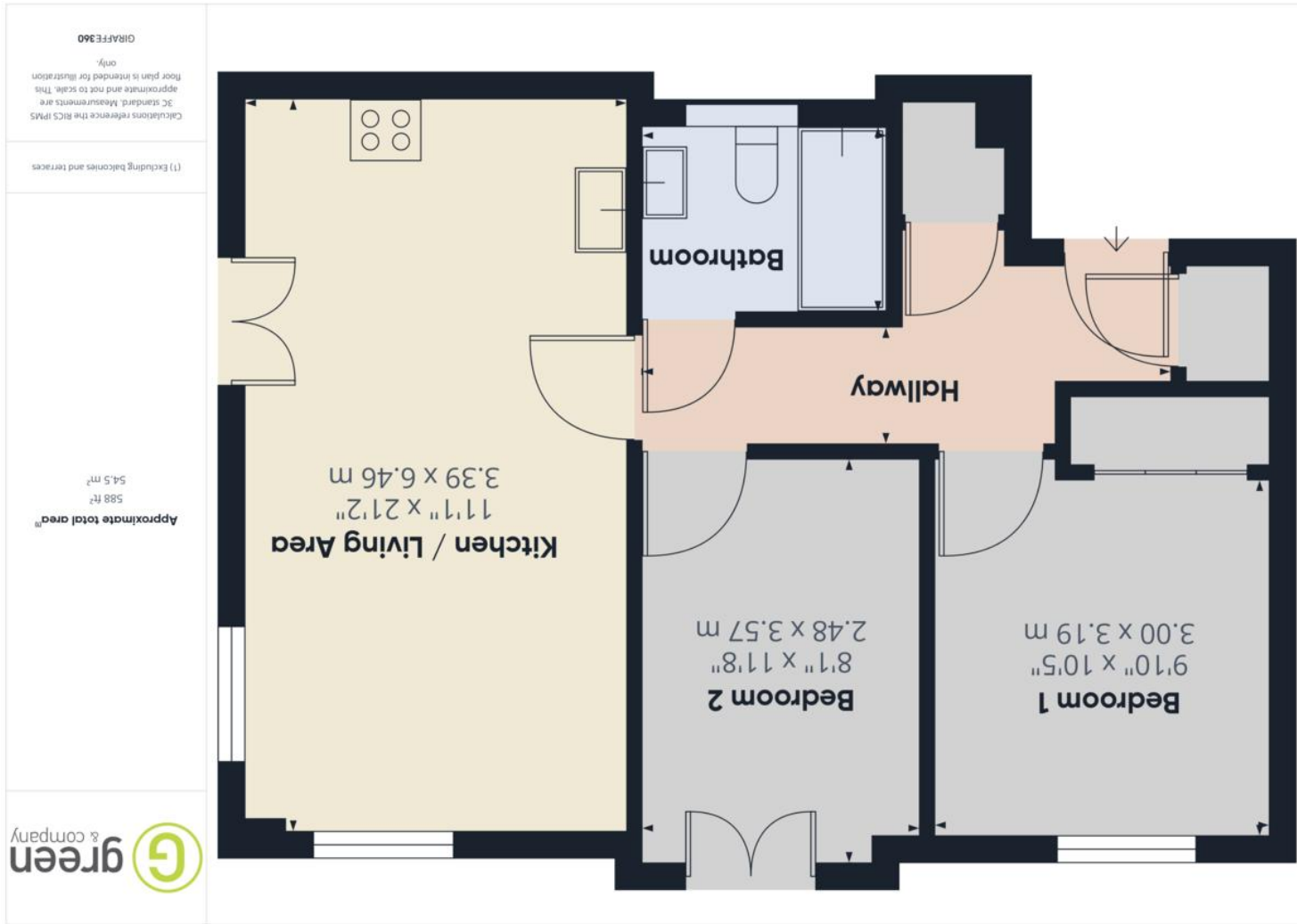


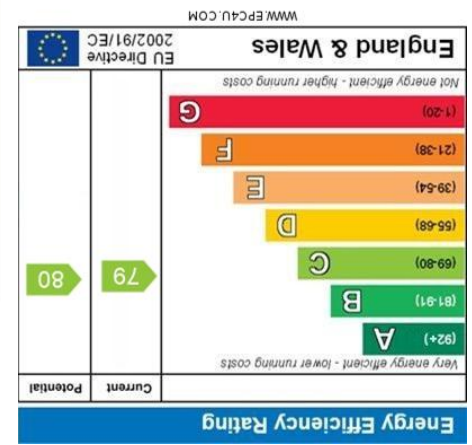
NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



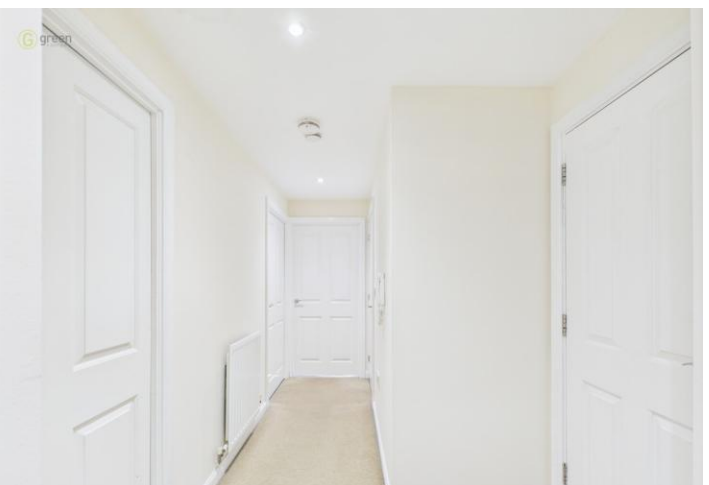
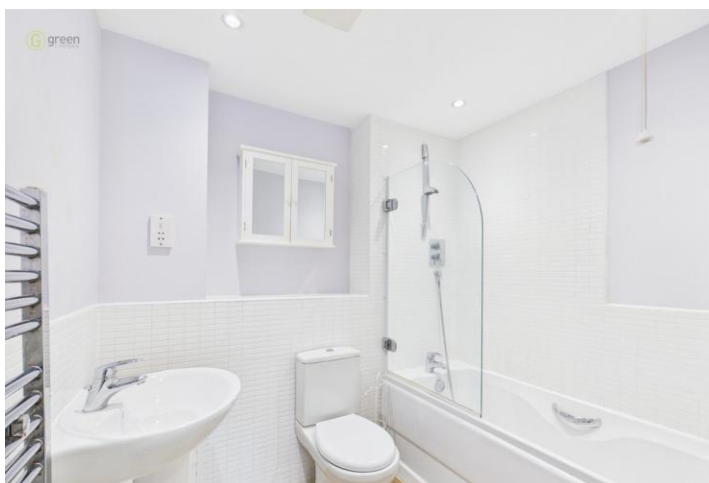
Great Barr | 0121 241 4441



- FOR SALE VIA MODERN METHOD OF AUCTION
- 2ND FLOOR APARTMENT
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- OPEN PLAN LIVING
- GREAT LOCATION

Horseshoe Crescent, Great Barr, Birmingham, B43 7BF

Auction Guide Price
£150,000



Property Description

FOR SALE VIA MODERN METHOD OF AUCTION

Introducing a delightful single-story property spanning an area of 586 square feet, designed to perfection for modern living. This property includes a cleverly designed floor plan that comprises five spacious rooms, maximizing the full potential of the space offered. The property features a cleanly finished bathroom, fitted with a comforting bathtub, ensuring a spa-like experience within the comfort of your home. The heart of this residence is undoubtedly the blend of a kitchen and a living area. The kitchen is fully equipped with an installed stove, promising a delightful cooking experience. The living area was created with the thought of restful, easy living, making it the perfect place to end a busy day. With these gathered elements, this one-floor, one-bathroom gem of a property creates the perfect living atmosphere whether you're a first-time home owner or looking to downsize.

ENTRANCE HALL Having doors off to bedroom one and two, living room and kitchen, bathroom and two storage areas, carpeted, radiator.

LOUNGE / KITCHEN AREA 11' 1" x 21' 2" (3.38m x 6.45m) Lounge having double glazed windows to side and front, double glazed French Juliette balcony doors to the front, carpeted, two radiators, down-lighting, open plan kitchen with wall units and base units, stainless steel sink and drainer, electric oven, gas hob, stainless cooker hob and splash back, built-in washing machine, built-in fridge/freezer, central heating boiler, tiled flooring.

BEDROOM ONE 9' 10" x 10' 5" (3m x 3.18m) Double glazed window to the side, radiator, ceiling lights, built-in wardrobes, carpeted.

BEDROOM TWO 8' 1" x 11' 8" (2.46m x 3.56m) Double glazed Juliette balcony doors to the side, radiator, ceiling light, carpeted.

BATHROOM Having bath with mixer taps, shower over, wc, wash hand basin, extractor fan, shaving point, part tiled, wooden effect lino flooring, down-lights and heated towel rail.

OUTSIDE The property has one parking space.

Council Tax Band C - Walsall

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

Mobile coverage for:

EE and Three - Good outdoor, variable in-home

O2 and Vodafone - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 128 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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 999 years remaining. Service Charge is currently running at £1,963.82 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £197.61 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.

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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.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.