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294 Horseshoe Crescent, Birmingham, West Midlands. B43 7BJ

Offers in the region of £165,000 Leasehold

**FOR SALE**



## PROPERTY DESCRIPTION

**\*\*SOUGHT AFTER NETHER HALL ESTATE\*\* \*\*TWO BEDROOM 2ND FLOOR APARTMENT\*\* \*\*INTERNAL VIEWING RECOMMENDED\*\* \*\* IDEAL FIRST TIME OR INVESTMENT PURCHASE\*\* \*\* TWO DOUBLE BEDROOMS\*\*** A well presented two bedroom second floor apartment situated on the sought after Nether Hall Estate, having open views to rear and situated within easy distance of local amenities and Birmingham City Centre. Benefitting from open plan lounge and kitchen, two double bedrooms, family bathroom, plenty of storage space, double glazing and gas central heating. Well maintained communal gardens and allocated parking space with extra visitor parking.

Long Lease of 982 years remaining. EPC Band C . Council Tax Band C. Lease Details: 999 Years lease from June 2007. Therefore approx 982 years remaining.

Ground Rent of £127.92 per 6 Months. Service Charge £640.00 per 6 Months

## FEATURES

- Second Floor Apartment
- Sought After Nether Hall Estate
- Two Double Bedrooms
- Allocated parking space
- Open Plan Lounge/Kitchen
- Ideal investment or 1st Time Purchase
- Viewing Highly Recommended
- Long Lease of 982 years Remaining.



## ROOM DESCRIPTIONS

### Entrance Hallway

### Open Plan Lounge and Kitchen

21' 6" x 11' 8" (6.55m x 3.56m)

### Bedroom One

11' 4" x 10' 2" (3.45m x 3.10m)

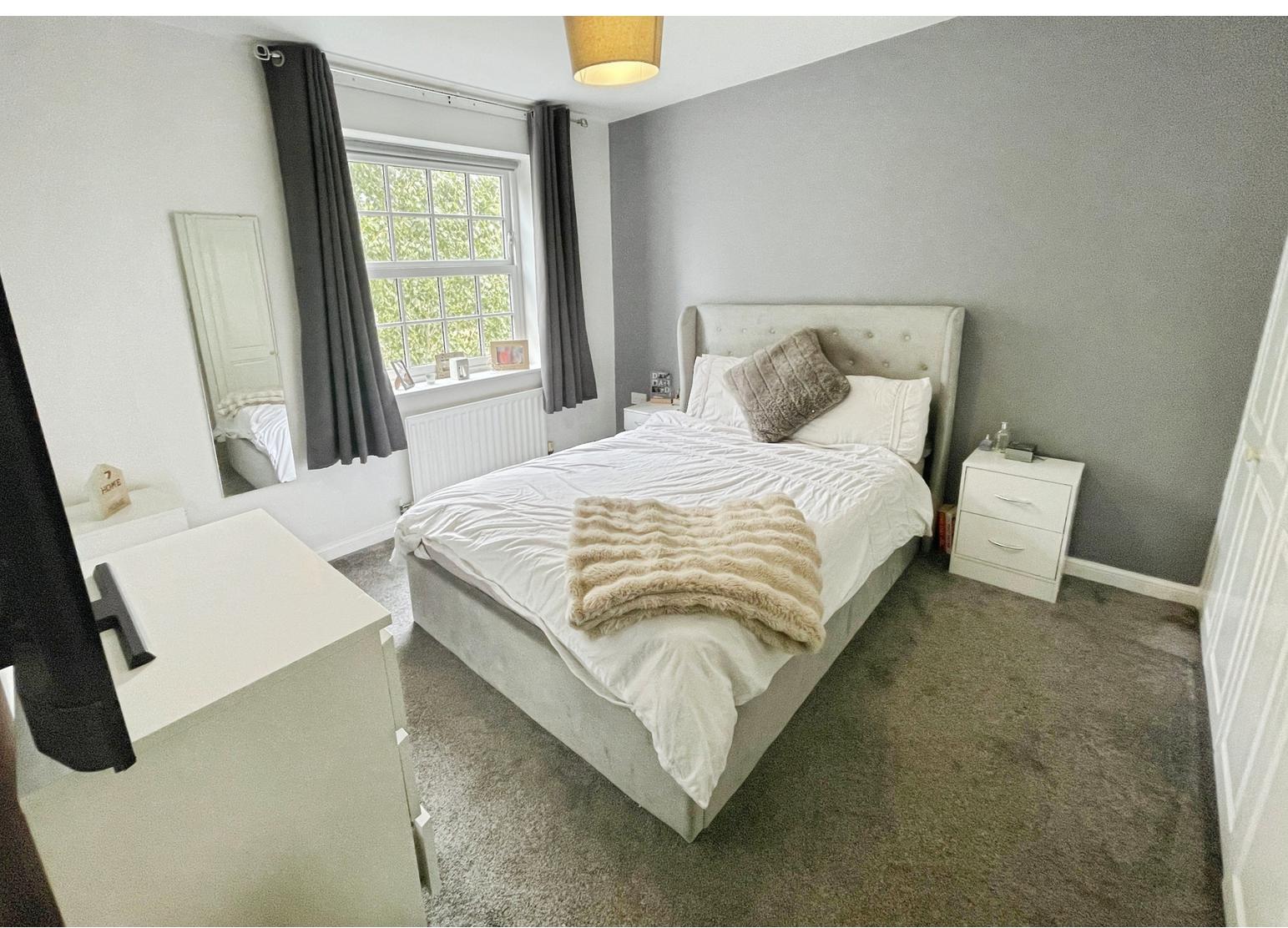
### Bedroom Two

11' 8" x 7' 5" (3.56m x 2.26m)

### Family Bathroom

7' 0" x 7' 0" (2.13m x 2.13m)







## FLOORPLAN & EPC

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| Energy Efficiency Rating                    | Current  | Potential |
|---|----------|-----------|
| Very energy efficient - lower running costs |          |           |
| (92+)                                       | <b>A</b> |           |
| (81-91)                                     | <b>B</b> |           |
| (69-80)                                     | <b>C</b> | 77        |
| (55-68)                                     | <b>D</b> |           |
| (39-54)                                     | <b>E</b> |           |
| (21-38)                                     | <b>F</b> |           |
| (1-20)                                      | <b>G</b> |           |
| Not energy efficient - higher running costs |          |           |

EU Directive 2002/91/EC