



Blue Cedar Drive, Streetly,
Sutton Coldfield, B74 2AE

£310,000

Welcome to Blue Cedar Drive, a well presented throughout, modern three bedroom semi detached home, situated in a quiet and convenient location within Streetly.

The property has parking for two vehicles, an allocated space at the front, and an additional space in front of the garage.

In brief, the property comprises an entrance porch with access to the WC and entrance door to contemporary lounge, modern fitted kitchen/dining room, first floor landing, three bedrooms and a bathroom.

Well maintained front and rear gardens complete this lovely home, which would be ideal for first time buyers, buy to let investors or homeowners looking to downsize.

Internal viewing is recommended to appreciate the standard of accommodation on offer.

Tenure: We can confirm the property is Freehold but there is a Service Charge of £120.00 per annum.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Porch 6' 5" x 3' 6"
(1.95m x 1.07m)

Lounge 15' 4" x 12' 0"
(4.67m x 3.65m)

Kitchen/Dining Room 15' 1" x 8' 6"
(4.59m x 2.59m)

WC 5' 8" x 2' 10"
(1.73m x 0.86m)

First Floor Accommodation

Bedroom One 15' 1" (max) x 9' 10"
(4.59m x 2.99m)

Bedroom Two 8' 7" x 7' 9"
(2.61m x 2.36m)

Bedroom Three 8' 9" x 6' 3"
(2.66m x 1.90m)

Bathroom 6' 3" x 5' 6"
(1.90m x 1.68m)

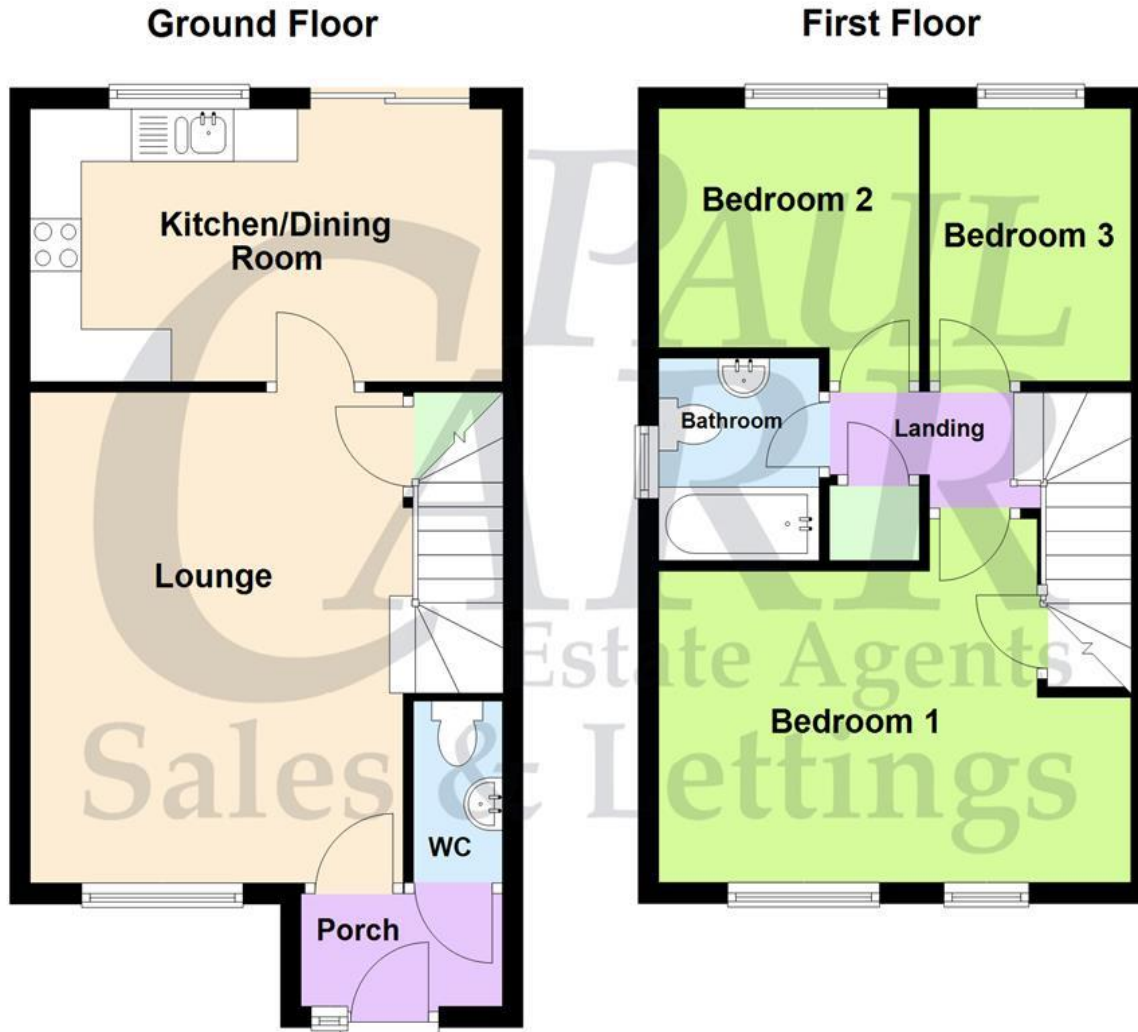






Floor Plan

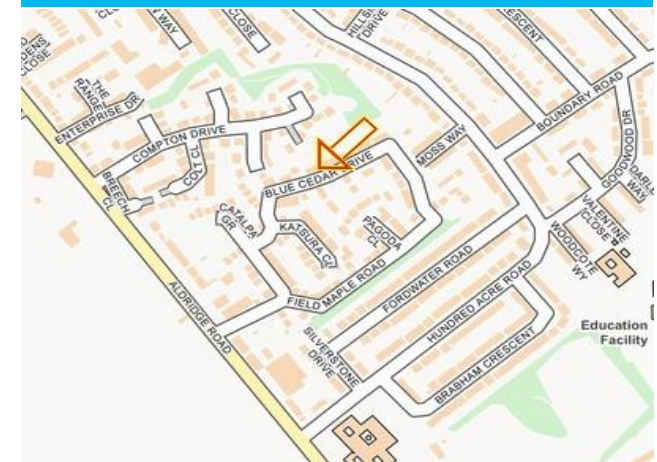
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 5th April 2024