



The Cedars, Aldridge Road,
Great Barr, Birmingham, B44 8PE

Guide Price £60,000

Great Barr

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The Cedars is a one bedroom first floor apartment presenting an ideal investment opportunity. Located within close proximity to amenities including Asda, public transport and schools.

Approached via a communal entrance the apartment is situated on the first floor and comprises of hallway leading to shower room on left which is a lovely modern suite with walk in shower, W.C and wash hand basin along with an airing cupboard.

The bedroom has modern carpets and window to front elevation.

The lounge and kitchen is open plan with a modern breakfast bar kitchen and range of base cabinets, with inset sink and drainer induction hob and oven and space for white goods with a window to side elevation.

Externally the property has an allocated parking space and visitor parking.





Property Specification

ONE BEDROOM APARTMENT
FIRST FLOOR
MODERN INTERIOR
OPEN KITCHEN & LOUNGE
BOARDED LOFT
ALLOCATED PARKING SPACE

Hall
5' 7" x 3' 3" (1.7m x 1m)

Lounge
7' 2" x 12' 2" (2.18m x 3.7m)

Kitchen
9' 10" x 5' 11" (3m x 1.8m)

Bedroom
8' 6" x 7' 7" (2.6m x 2.3m)

Shower Room
6' 7" x 5' 3" (2m x 1.6m)

Agent's Note:

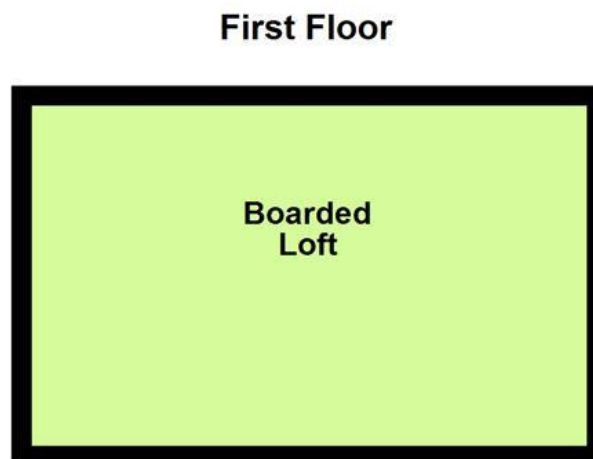
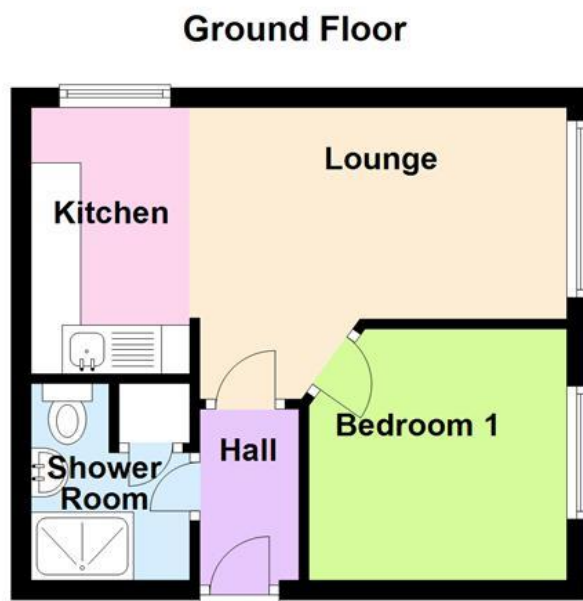
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 6th April 2021

Viewer's Note:

Services connected: mains electricity, water and drainage
Council tax band: A
Tenure: Leasehold 62 years remaining
Ground Rent: £22.50 per half year
Service Charge: £437.50 per half year

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

