

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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The Cedars, Birmingham | £115,000

* GROUND FLOOR FLAT * CUL-DE-SAC LOCATION * NO UPWARD CHAIN!! * 360 VIRTUAL TOUR AVAILABLE *

A great opportunity to STEP ONTO THE PROPERTY LADDER with this ONE BEDROOM, purpose built, MODERN STYLE, GROUND FLOOR FLAT situated close to all local amenities and transport links.

The property is accessed via a block paved DRIVEWAY leading to the entrance door with canopy porch over and comprises of lounge, inner hallway, kitchen, bathroom and bedroom whilst outside there are communal gardens. The property also benefits from double glazing, electric heating both where specified and offers NO UPWARD CHAIN!

EPC Rating C

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APPROACH

The property is accessed via a dropped kerb and leading to:-

Driveway/Front Garden Area

A block paved driveway providing parking for your vehicle with border shrubbery and pathway leading to:-

Entrance

A hardwood entrance door leading to:-

Lounge

15'1" x 10'6" (4.60m x 3.20m)

Double glazed bow window to the front and electric heater. Wood effect flooring. Wall mounted decorative electric fire. A door to the rear and additional rooms.

Inner Hallway

Storage cupboards. Wood effect flooring. Wall mounted electric heater.

Kitchen

9'7" x 6'4" (2.92m x 1.93m)

Double glazed window to the rear. A range of wall mounted and floor standing base units

with work surfaces over incorporating a sink and drainer unit with a mixer tap over. Plumbing for a washing machine. Electric cooker point. Part tiling to the walls. Ceramic flooring. Wall mounted electric heater.

Bedroom

12'8" x 8'5" (3.86m x 2.57m)

Double glazed window to the rear. Wall mounted electric heater. Wood effect flooring.

Bathroom

Suite comprises of a panelled bath unit with an electric shower over, pedestal wash basin and low flush W.C. Tiled walls and flooring.

OUTSIDE

Communal Rear Garden

Brick walled perimeter and side gate allowing access to/from the front of the property. The communal garden is mainly laid to lawn with border shrubbery.

FURTHER INFORMATION

We understand that there is approximately 93 years left on the current lease.

We understand the Ground rent is £20 pounds per annum.

We understand the Service Charge is £138 pounds per month (Payable to FirstPort Property Services Limited)

The Management company are FirstPort Property Services Limited.

All of the above information will need to be verified by your solicitor should you enter into buying this property.

