

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## The Cedars, Birmingham | £185,000

\*MID TERRACE HOUSE \* POPULAR QUIET LOCATION \* TWO BEDROOMS \* MODERN STYLE PROPERTY \*

ONLINE 360 TOUR AVAILABLE NOW!!

A WELL PRESENTED, MID TERRACE PROPERTY SITUATED IN A QUIET LOCATION-THIS IS A GEM!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING.

The property is accessed via a pathway and **ALLOCATED PARKING SPACE** providing parking for your vehicle and leading to an entrance door with accommodation comprising of:- **OPEN PLAN LOUNGE and LOUNGE AND KITCHEN WITH APPLIANCES INCLUDED** and private rear garden to the ground floor. To the first floor there are **TWO BEDROOMS** and a **FAMILY BATHROOM**.

The property benefits from electric storage heating and double glazing both where specified and is offered with **NO UPWARD CHAIN!**

Energy Performance Rating D

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## APPROACH

The property is accessed via the public footpath and a small garden and allocated parking space leading to:-

## Entrance

A hardwood entrance door leading into accommodation:-

## Open Plan Lounge

15'0" including staircase x 11'8" (4.57m including staircase x 3.56m)

Single glazed bay window to the front. Staircase to the first floor landing. Wall mounted electric fire and electric storage heater. Wood effect flooring. A door to the rear leading into the kitchen.

## Kitchen

11'7" x 9'0" (3.53m x 2.74m)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. Appliances include an electric hob with electric oven underneath.

Plumbing for a washing machine. Part tiling to the walls and tiled flooring. Electric storage heater. Double glazed window and door to the rear allowing access to the garden.

## FIRST FLOOR

### Landing

Ceiling loft hatch with retractable ladders enclosed. Doors giving access to first floor accommodation:-

### Bedroom One

11'0" x 8'4" (3.35m x 2.54m)

Single glazed window to the front and wall mounted electric heater. Storage cupboard and built-in wardrobe with storage units.

### Bedroom Two

11'8" x 7'0" (3.56m x 2.13m)

Double glazed window to the rear and wall mounted electric heater.

### Bathroom

Suite comprises of a panelled bath unit with an electric shower over, pedestal wash basin and low flush WC. Part tiling to the walls. Extractor fan.

## OUTSIDE

### Rear Garden

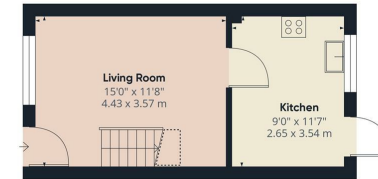
Timber fence perimeter with a rear gate allowing access to/from the front of the property. The rear garden is mainly paved with a patio area and border shrubbery. Timber storage shed.

## FURTHER INFORMATION

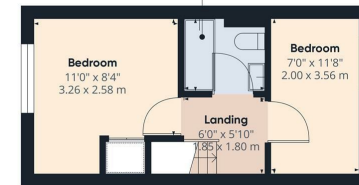
We understand there is a surcharge of £1000 pounds per annum payable to FirstPort Property Services Limited-Management Company.

We understand the property is FREEHOLD.

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



Ground Floor



Floor 1

Approximate total area\*  
518.82 ft<sup>2</sup>  
48.2 m<sup>2</sup>

Reduced headroom  
14.1 ft<sup>2</sup>  
1.31 m<sup>2</sup>

(\*) Including balconies and terraces

(\*) Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFI360

