

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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The Cedars, Birmingham | Offers In The Region Of

*NO UPWARD CHAIN * MID TERRACE HOUSE * POPULAR QUIET LOCATION * TWO BEDROOMS *
MODERN STYLE PROPERTY *

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:- LOUNGE AND KITCHEN 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

Access is gained via pathway leading to front door.

Lounge

13'2 x 12'10 (3.96m'0.61m x 3.66m'3.05m) Triple glazed window to front storage heater stairs to the first floor and door too;

Kitchen

12'9 x 8'3 (3.66m'2.74m x 2.44m'0.91m) Double glazed window to rear, door to rear. Fitted with a range of matching wall base and drawer units roll edge worksurface incorporating one and a half sink and drainer with mixer tap oven, hob and storage heater.

FIRST FLOOR

Landing

Loft access and doors off.

Bedroom One

11'8 x 9'2 (3.35m'2.44m x 2.74m'0.61m) Two double glazed windows to front, heater and wardrobe.

Bedroom Two

10 x 6'2 (3.05m x 1.83m'0.61m) Double glazed window to rear and heater.

Bathroom

6'4 x 5'8 (1.83m'1.22m x 1.52m'2.44m) Double glazed window to rear suite comprising of panelled bath with shower over low-level WC and pedestal wash hand basin.

OUTSIDE

Garden

Enclosed being mainly laid to lawn.

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.

