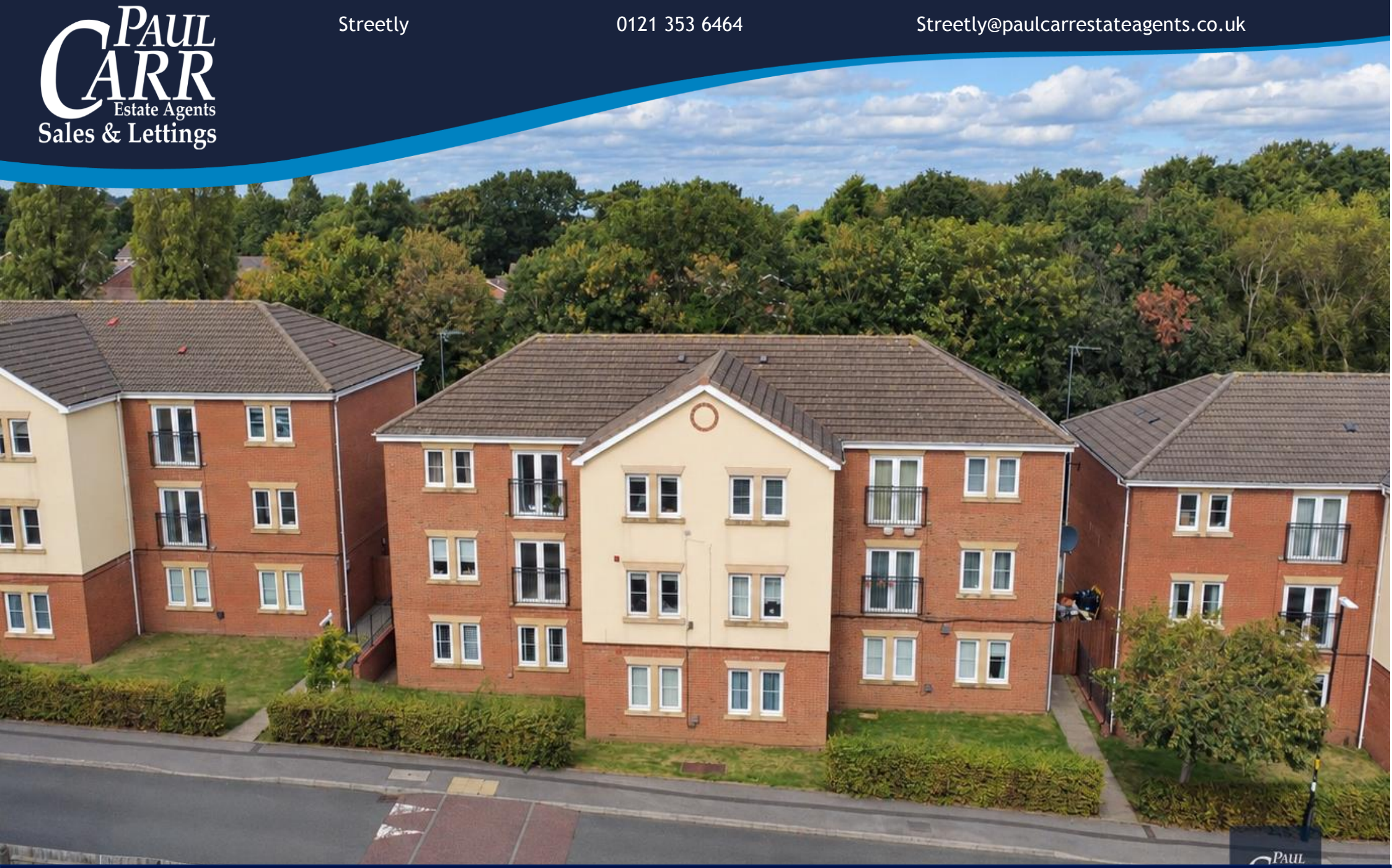
PAUL CARR Estate Agents Sales & Lettings

Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk



Blue Cedar Drive, Streetly
Sutton Coldfield, B74 2AE

£140,000

This well presented one bedroom second floor apartment is situated on the sought after Blue Cedar Drive in Streetly, ideally positioned within a quiet modern development. The property enjoys a convenient location, offering easy access to reputable local schools, excellent public transport links and a range of nearby amenities. The apartment benefits from one allocated parking space, together with well-maintained communal areas both internally and externally, contributing to a pleasant and secure living environment.

Internally, the accommodation comprises a welcoming entrance hallway leading through to a bright and spacious open-plan lounge and dining area with a fitted kitchen. There is a generously sized double bedroom featuring built-in wardrobes, alongside a modern bathroom fitted with a bath and overhead shower. Offered in turnkey condition, the property is ready for immediate occupation and would make an ideal purchase for a first-time buyer looking to step onto the property ladder, or for someone seeking to downsize to a peaceful and well-kept location.

The property has approximately 104 years remaining on the lease. The ground rent is approximately £314 per annum, while the service charge is approximately £1,574 per annum.

Early internal viewing is highly recommended to fully appreciate the quality and location of this attractive home.

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is B payable to Walsall Council.

Services Connected: Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk


ROCK
'N'
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Accommodation

Entrance Hall

Lounge/Dining Room
13' 9" x 11' 1" (4.19m x 3.38m)

Kitchen
8' 2" x 7' 9" (2.49m x 2.36m)

Bedroom
10' 0" x 9' 3" (3.05m x 2.82m)

Bathroom
6' 4" x 6' 3" (1.93m x 1.90m)









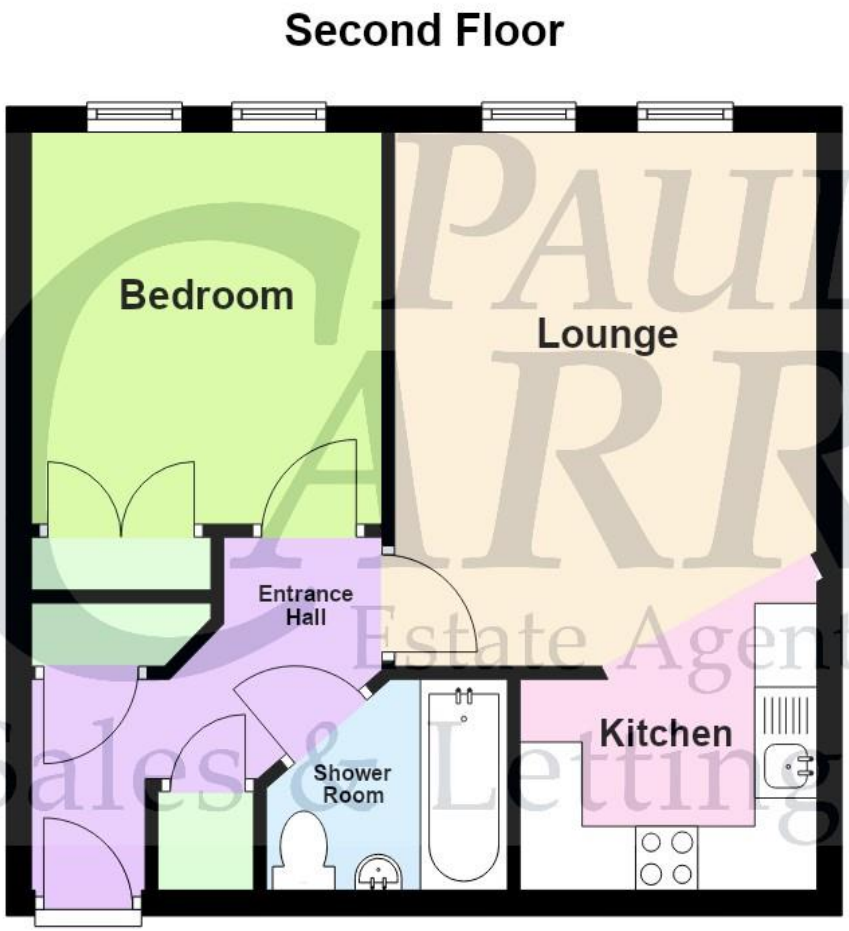




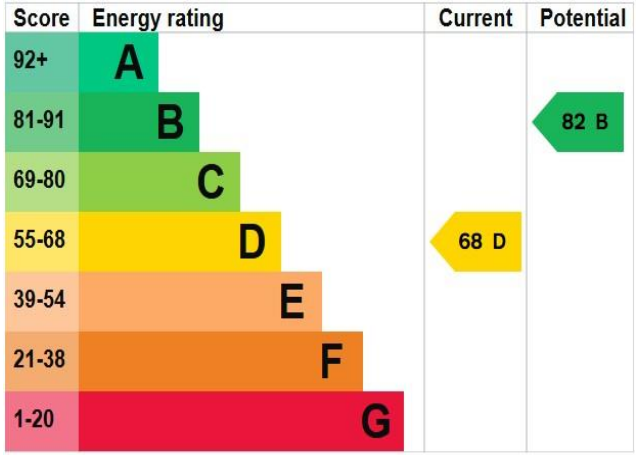

HOME

Floor Plan

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



Energy Performance Rating



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: 14th September 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.