PAUL CARR Estate Agents Sales & Lettings

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# Cedar Road, Burntwood, WS7 4RT

**Offers Over £110,000**

## *Offers Over £110,000*

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Welcome to Cedar Road, Burntwood. Paul Carr Estate Agents are delighted to bring to market this fantastic maisonette located on a popular residential estate in Burntwood.

Ideal for first time buyers, investors and those looking to downsize, Cedar Road has everything you need right on your doorstep including shops, schools and transport links. An internal inspection reveals a welcoming entrance hallway, a spacious living area, bathroom, double bedroom and newly fitted kitchen!

Externally the property features a charming garden to the fore and there is ample on road parking surrounding the property.

If you think Cedar Road could be the one for you then contact us to view!!





















# Property Specification

NEWLY FITTED KITCHEN!
MAISONETTE WITH A GARDEN TO THE FORE
SPACIOUS LIVING AREA
KITCHEN WITH BREAKFAST BAR
GOOD SIZED DOUBLE BEDROOM

**Hall**

**Kitchen 3.80m (12'6") x 3.03m (9'11")**

**Bathroom**

**Lounge 4.52m (14'10") max x 3.33m (10'11")**

**Bedroom 3.50m (11'6") max x 3.35m (11')**

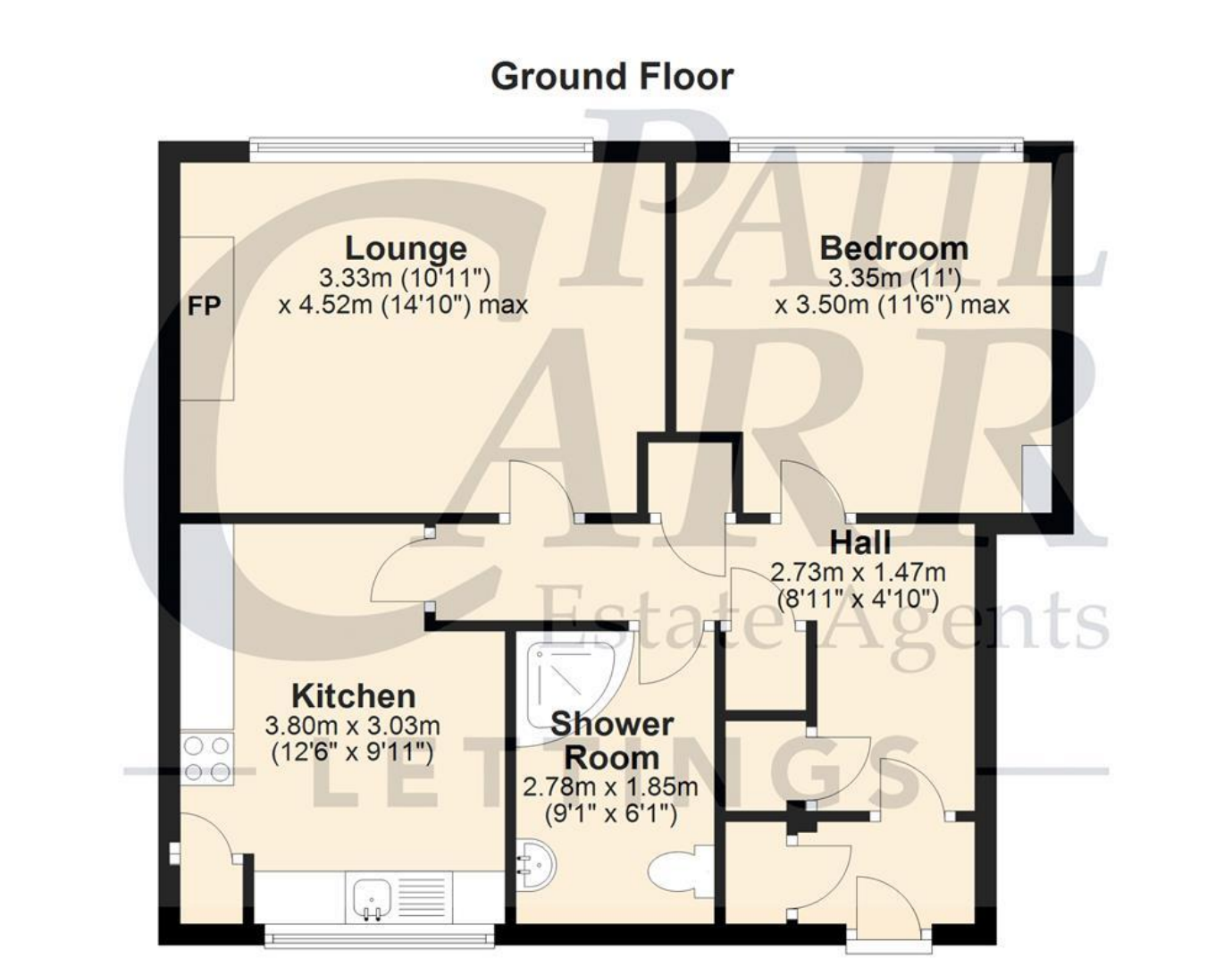
## *Agent's Note:*

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 August 2025

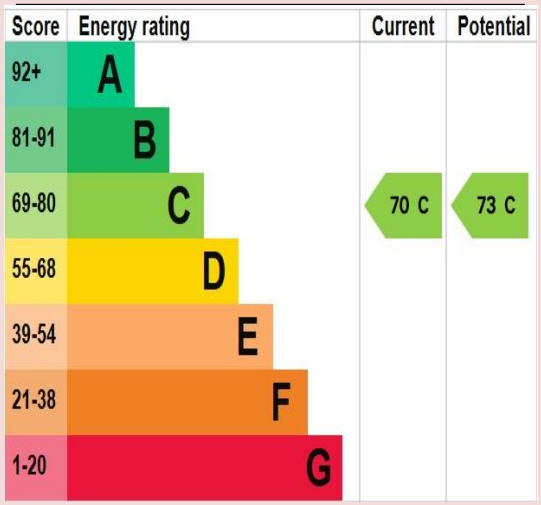
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 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.

# Floor Plan

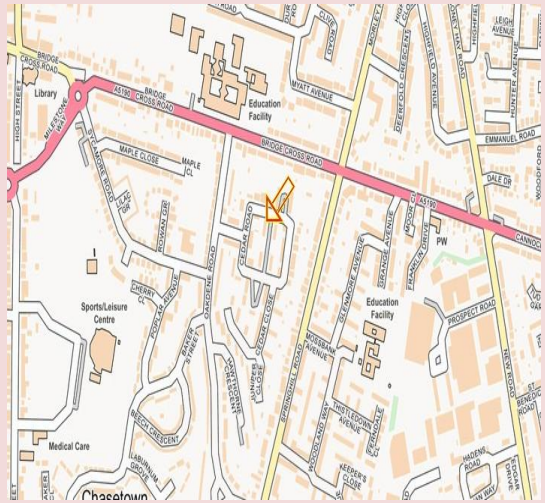
*This floor plan is not drawn to scale and is for illustration purposes only*




## Energy Efficiency Rating




## Map Location




www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman