



Cedar House, Horsley Road, Streetly,
Sutton Coldfield, B74 3FE

£210,000

This superbly located two bedroom second floor apartment is situated on the doorstep of Streetly village and Royal Sutton Park, within close distance of fantastic sought after amenities and transport links in the area.

Approached off the beautifully maintained development, the internal accommodation briefly comprises a welcoming reception hallway with store cupboard, doors leading through into an impressive, spacious lounge with dining area.

This ample living space offers versatile usage to suit your needs.

The kitchen has been thoughtfully fitted to comprise a range of matching wall, drawer and base level units with carousel corner units and contrasting work surface over incorporating a sink unit with drainer and mixer taps over, integrated oven, hob and extractor fan, integrated fridge/freezer and washing machine.

There are two well proportioned bedrooms with a beautiful outlook to fore, the master bedroom having stunning en-suite shower room.

The main bathroom has a panelled bath with shower over and pedestal hand wash, with complementary tiling to walls.

The property benefits from secure intercom access, allocated parking space, well maintained grounds and visitor parking.

Tenure: We can confirm the property is Leasehold
Lease 999 years from 1999 – 974 years remaining
Maintenance Charge: £1680.00 per annum (Ground Rent is included in service charge)

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Gas, Water, Drainage, Electric.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Hall

Lounge/Diner 23' 5" (max) x 11' 3"
(7.13m x 3.43m)

Kitchen 9' 1" x 6' 1"
(2.77m x 1.85m)

Bedroom One 15' 10" (max) x 11' 3"
(4.82m x 3.43m)

En-suite 5' 7" x 5' 6"
(1.70m x 1.68m)

Bedroom Two 12' 1" x 8' 8"
(3.68m x 2.64m)

Bathroom 6' 5" x 5' 0"
(1.95m x 1.52m)

WC 5' 7" x 4' 5"
(1.70m x 1.35m)

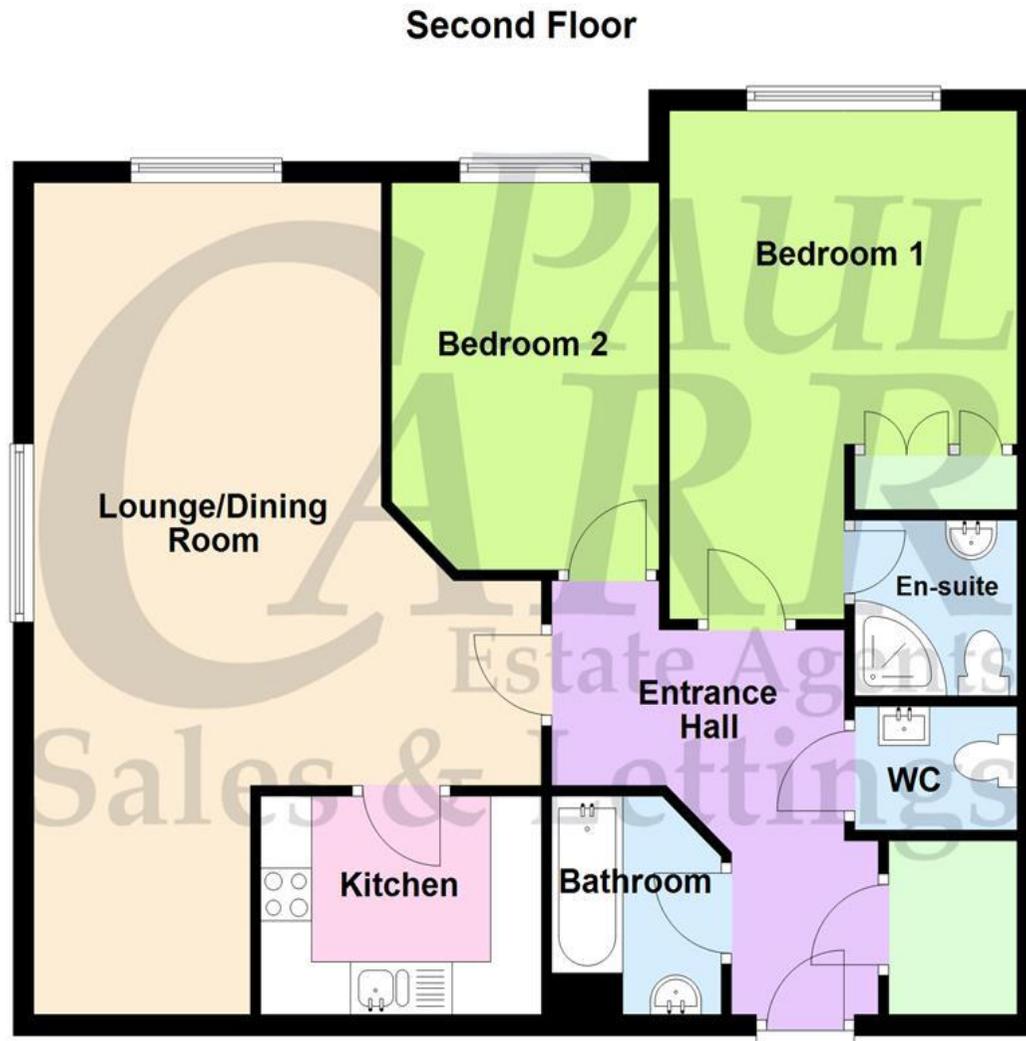






Floor Plan

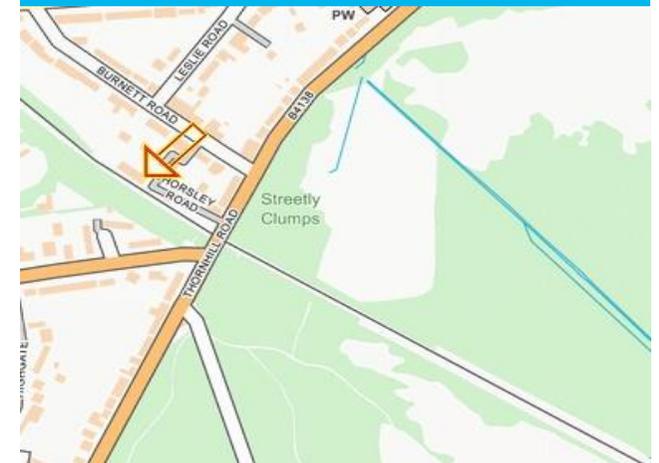
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: 23rd March 2024