



Blue Cedar Drive, Streetly,
Sutton Coldfield, B74 2AE

Offers in the Region Of £165,000

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Paul Carr Estate Agents are delighted to offer for sale this delightfully well presented first floor apartment, set in a sought after residential location this delightful apartment would make an ideal first time purchase or buy to let and benefits from two allocated parking spaces.

An internal viewing is highly recommended to fully appreciate the accommodation on offer.

An internal inspection reveals a useful porch area great for storing shoes and coats, the welcoming entrance hall has various door leading off, the contemporary living space is open plan and comprises a living room with French doors to the Juliet balcony, dining area with two windows to the front aspect, and a modern kitchen with a comprehensive range of units and integrated appliances.

The two bedrooms are brilliant double rooms, the master benefitting from two built in wardrobes and en-suite shower room. Completing the internal accommodation is the principal bathroom.

Outside the two allocated parking spaces are numbered and close to the secure intercom system-controlled entrance.

Do not miss out on this fantastic opportunity to purchase a beautifully presented, first floor apartment which has been extremely well maintained and offers substantial accommodation in a highly sought after location.





Property Specification

TWO ALLOCATED PARKING SPACES
CONTEMPORARY LIVING ACCOMMODATION
JULIET BALCONY
MODERN HIGH GLOSS KITCHEN
TWO EXCEPTIONALLY GENEROUS BEDROOMS

Entrance Hall 5.18m (17') x 1.07m (3'6")

Open Plan Living 7.01m (23') max x 3.97m (13') max

Bedroom One 3.41m (11'2") x 2.97m (9'9")

En-suite 2.82m (9'3") x 1.00m (3'3")

Bedroom Two 3.12m (10'3") max x 2.83m (9'3")

Bathroom 1.94m (6'4") x 1.71m (5'7")

Agent's Note:

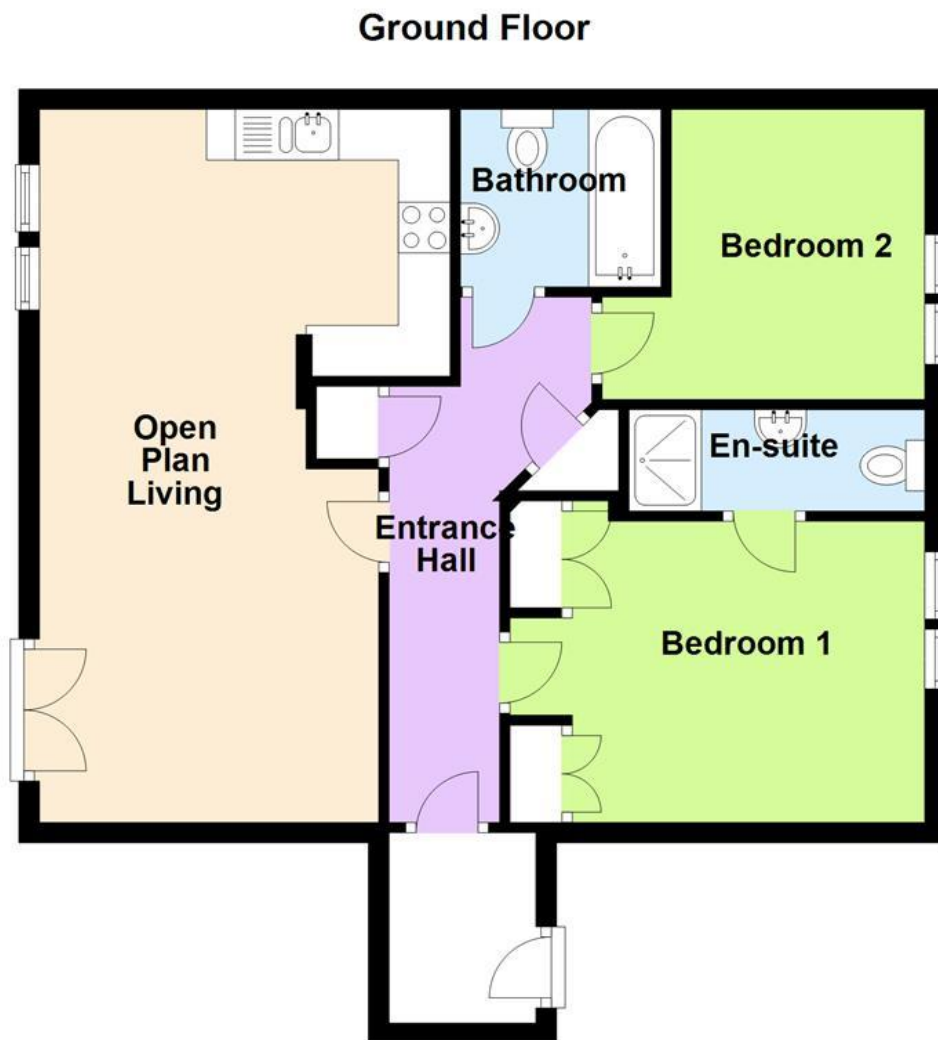
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 24th March 2021

Viewer's Note:

Services connected: electric water drains
Council tax band: C
Tenure: Leasehold years remaining, lease from
Ground Rent: £260.00 per annum
Service Charge: £1500.00 per annum
Restrictions: N/A

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

