

# FOR SALE

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## Pear Tree Drive

### Great Barr, Birmingham, B43 6HP

Midland Residential presents this first floor two bedroom flat located on the Pear Tree Estate in Great Barr. The property is located in proximity of good transport links such as motorway links and bus routes direct into Birmingham City Centre, West Bromwich, Walsall and Sutton Coldfield. It further benefits from being within walking distance to local schools, parks and shopping facilities. The property benefits from having a fitted kitchen, two bedrooms, reception room and fitted bathroom. It further benefits from electric heating, a private garden and a garage en-bloc. The property is a leasehold property with an extended lease with 124 years remaining. There is also a service charge of £2,200 and ground rent of £32 payable. per annum. No ground rent review date has been reported by the vendor.

**Offers In The Region Of £119,950**

# 8 Cedar Court\* Pear Tree Drive

Great Barr, Birmingham, B43 6HP



- Two Bedrooms
- Fitted Kitchen
- Private Garden
- Council Tax Band A
- One Reception Room
- Balcony
- Electric Heating
- Bathroom
- Garage En Bloc
- EPC Rating D

## Hallway

Having laminated flooring, electric heater, security phone, ceiling light point, built in cupboard and doors leading to all rooms

## Lounge

12'5" x 9'5" (3.81 x 2.88)  
Having a fitted carpet, wall mounted electric radiator, ceiling light point and single glazed window and door leading to balcony

## Kitchen

8'8" x 7'10" (2.65 x 2.41 )  
Having a tiled floor, wall mounted stainless steel radiator, enclosed water tank, ceiling light point, a mix of wall and base units with work surface and an inset stainless steel sink with hot and cold mixer taps over, integrated Hotpoint hob and extractor hood over, built in pantry cupboard housing trip switches and single glazed wooden windows to the front

## Bathroom

5'4" x 6'3" (1.65 x 1.93 )  
Having tiled flooring, wall mounted electric heater, three piece bathroom suite comprising of a panelled bath

with shower unit over, wash hand basin with hot and cold taps, close coupled WC, single glazed windows, obscure glass into hallway, air vent and enclosed ceiling light point

## Bedroom 1

13'8 x 9'6 (4.17m x 2.90m)  
Having a single glazed window to the rear, wall mounted electric heater, built in storage cupboard, ceiling light point

## Bedroom 2

9'5" x 13'6" (2.88 x 4.14)  
Having a fitted carpet, wall mounted electric heater, ceiling light point, single glazed window to the rear

## Garden

Private rear garden

## Material Information

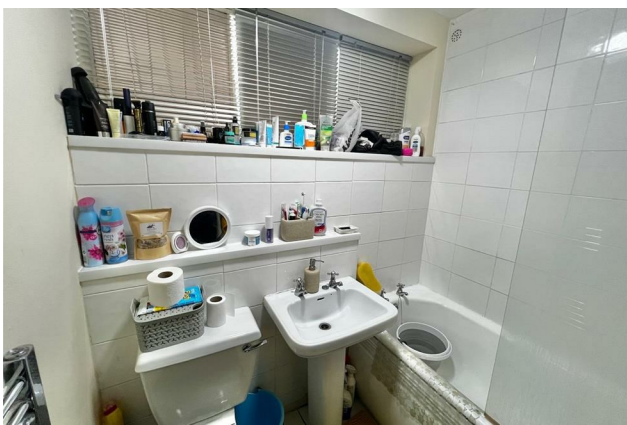
The property is located within the boundary of Sandwell Council. The property is mainly constructed from brick, timber and felt. The electric supply is provided through normal domestic suppliers through metered billing. Water is managed by South Staffordshire Water and sewerage by Severn Trent Water. The property is mainly

heated by electric storage heaters and has a water tank. Broadband is reported as:

Standard: 14 Mbps download - 1 Mbps upload, Superfast: 80 Mbps download - 20 Mbps upload. Ultrafast: 1800 Mbps download - 220 Mbps upload. Internal Mobile Signal is reported by the leading network providers as limited voice and network data and External Network Signal is reported as Likely with Three and EE but limited availability with o2 and Vodafone. The property has a garage en-bloc as well as a private garden. Building Safety, the owner has not reported any safety issues with the structure, and no asbestos has been declared. Restrictions and Rights, there are no reported restrictions. The property is in a low flood risk area, though flood risk insurance is advisable. The property is not located within a coastal erosion area, there are several local planning applications in place registered through Sandwell Council though there are no recent applications in place for the advertised property. Accessibility/Adaptions, there

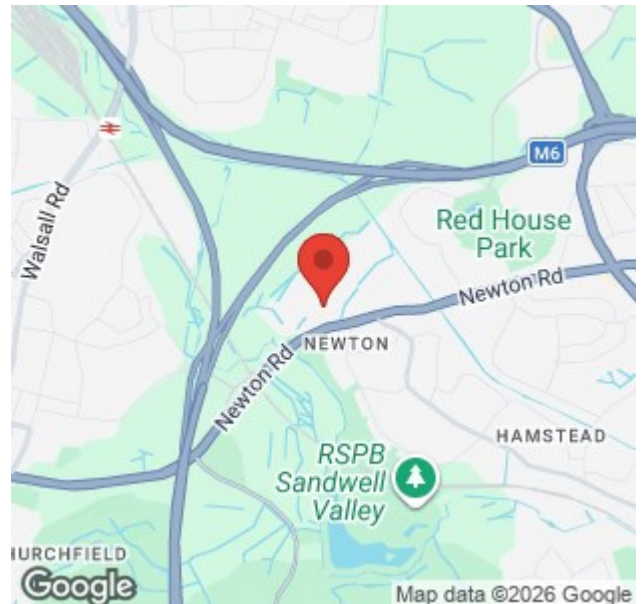
are no specific adaptations for restricted access. The property is located on the coalfield.





## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>84</b>                                                                           |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>66</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



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**Tenure:** We have been advised by the vendor that the property is Leasehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

**Money Laundering Regulations:** Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non-refundable fee of £55.00 per person is payable at the point of the offer being accepted.