

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

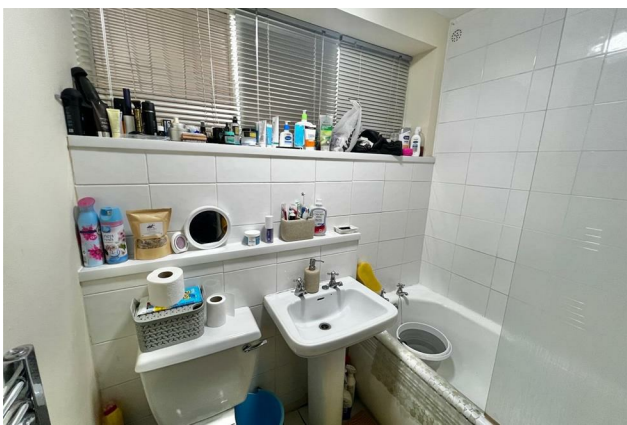
Material Information

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:

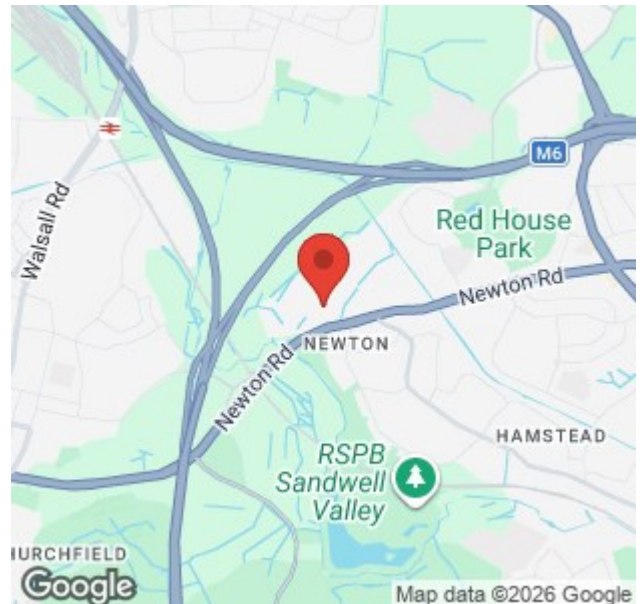
Standard: 14 Mbps download - 1 Mbps upload, Superfast: 80 Mbps download - 20 Mbps upload. Ultrafast: 1800 Mbps download - 220 Mbps upload. Internal Mobile Signal is reported by the leading network providers as limited voice and network data and External Network Signal is reported as Likely with Three 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) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by Midland Residential. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

Disclaimer Notice

The Digital Markets, Competition and Consumers Act 2024 (DMCCA). The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed. Misrepresentation Act 1967. These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of Midland Residential or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client, the Agent, nor any employee has authority to make or give any representation or warranty regarding the property. Tenure. We have been advised by the vendor that the property is Leasehold. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors. Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A non-refundable fee of £55.00 per person is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

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