



## 29 Cedarhurst, Birmingham, B32 2JZ

### Offers In The Region Of £175,000

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom apartment for sale, offered with no upward chain. Located on a popular Road the property is conveniently located for access into Harborne, offering an abundance of shops, bars and restaurants. Nearby Queen Elizabeth Hospital and University of Birmingham, along with excellent transport links into Birmingham City Centre.

The property is situated on the first floor, comprising of spacious living room, kitchen, two double bedrooms and bathroom. The property also benefits from including a garage.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold  
Lease Length - 171 Years Remaining  
Ground rent - £10.00 PA  
Service Charge - £1,711.60 PA  
EPC - C  
Council Tax Band - B

### Entrance Hall

Carpeted flooring, ceiling light pendant, storage cupboard and intercom system.

### Kitchen



Laminate flooring, double glazed window to rear elevation, ceiling light pendant, ample storage space and gas cooker with hob.

### Living Room



Carpeted flooring, two ceiling light pendants, double glazed window to front elevation and radiator.

### Master Bedroom



Carpeted flooring, double glazed window to rear elevation, radiator, ceiling light pendant and built in storage.

### Bathroom



Laminate flooring, part tiled walls, hand wash basin, bath with shower over and ceiling light point.

### W.C



Laminate flooring, low flush W.C and ceiling light point,.

### Bedroom Two



Carpeted flooring, double glazed window to front elevation, radiator and ceiling light point.

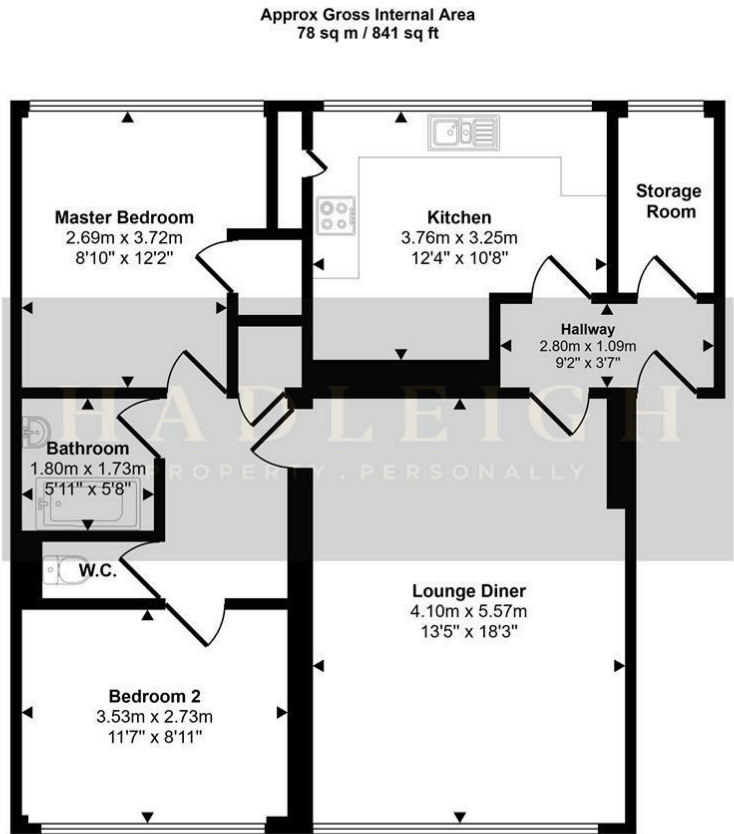
### General Information

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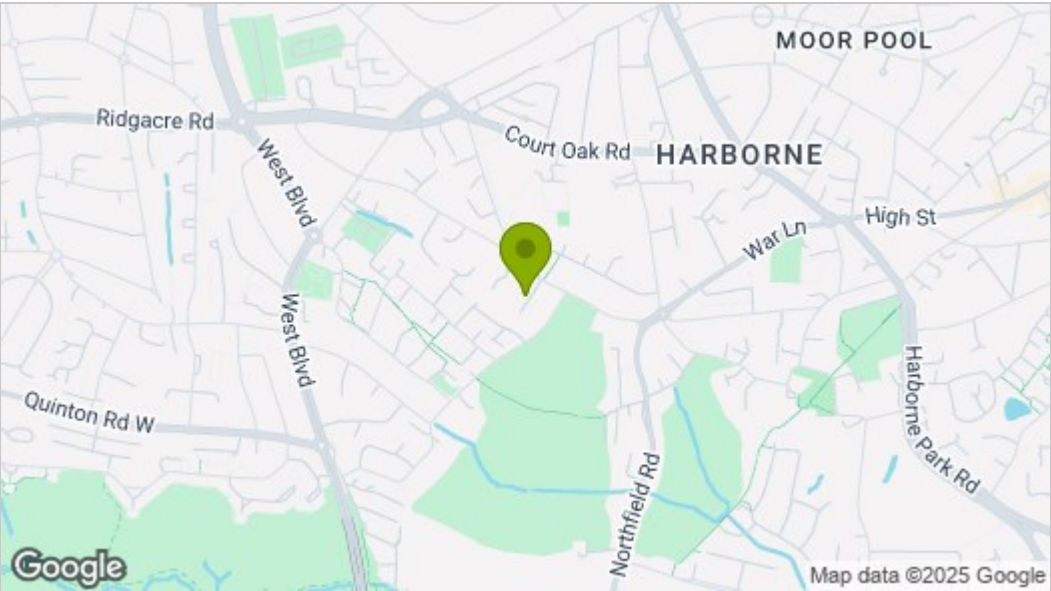
Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

