

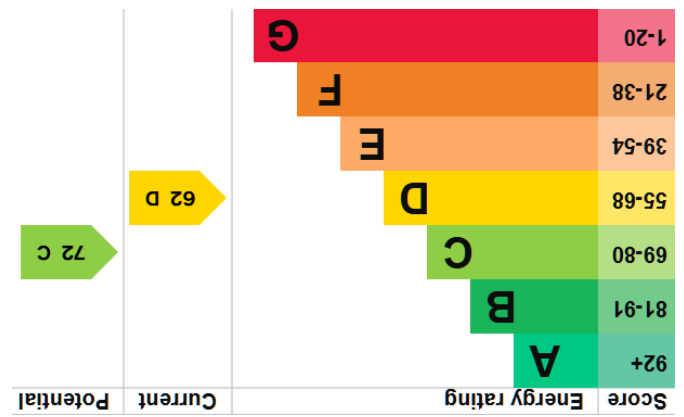
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- GROUND FLOOR APARTMENT
- NO UPWARD CHAIN
- LOUNGE
- KITCHEN
- TWO BEDROOMS
- SHOWER ROOM

Cedar Court, Pear Tree Drive, Great Barr, Birmingham, B43 6HP

Auction Guide Price
£80,000



Property Description

**** DRAFT DETAILS AWAITING VENDOR APPROVAL ****

Presenting a charming 2-bedroom, 1 shower room apartment spanning across 45 square meters. The accommodation is conveniently located on a single floor, making accessibility issue-free. The sleek and modern design contrasts with the cozy and homey ambiance of this apartment. Upon entrance, one would be greeted by a hallway with doors off to all rooms. Including a cosy lounge, with sliding door leading to balcony, kitchen, inviting dining room/bedroom two and a master bedroom, ideal for relaxing at the end of the day. This compact yet functional property perfectly caters to individuals or couples demanding modern convenience paired with high-quality, straightforward living.

The property is approached via a communal entrance door with individual front entrance door into:-
RECEPTION HALL Having telephone entry system, door to useful storage cupboard, ceiling light point, doors off to two bedrooms, bathroom, lounge and kitchen.

LOUNGE 12' 4" x 9' 5" (3.76m x 2.87m) Having double glazed sliding patio door to balcony, feature fireplace, wall mounted electric heater, serving hatch through to kitchen and ceiling light point.

KITCHEN 5' 5" x 8' 7" (1.65m x 2.62m) Having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with mixer tap and drainer to side, space and plumbing for washing machine, integrated oven with four ring hob and extractor above, space and point for upright fridge freezer, double glazed window to front, door to storage cupboard and ceiling light point.

BEDROOM ONE 13' 5" x 9' 5" (4.09m x 2.87m) Having window rear, wall mounted electric heater, ceiling light point and a range of built in wardrobes.

BEDROOM TWO 12' 4" x 9' 5" (3.76m x 2.87m) Having window to rear, wall mounted electric heater, ceiling light point and sliding door to useful storage cupboard.

SHOWER ROOM Having a suite comprising; low flush WC, pedestal wash hand basin, walk in shower cubicle with fitted shower, tiled splashbacks, obscure window to side and ceiling light point.

OUTSIDE Having paved garden with fenced boundaries. There is also a garage in a near by block which is unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band A Sandwell Metropolitan Borough Council

Utility Supply
 Electric - Mains
 Gas - N/A
 Water - Mains
 Heating - Storage Heaters
 Sewerage - Mains

Flood Risk
 Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage for:
 EE, Three - Good outdoor and in home
 Vodafone - Good outdoor, variable in home
 O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
 The Agent understands that the property is leasehold with approximately 34 years remaining. Service Charge is currently running at £2600 PA and is reviewed quarterly. The Ground Rent is currently running at £16. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.