



33 Cawdor Crescent, Birmingham, B16 8XN

Asking Price £175,000

Hadleigh Estate Agents are delighted to offer this fantastic duplex flat for sale. Lovingly refurbished throughout by the current owner the property boasts ample living accommodation and is conveniently located for all amenities.

In brief the property is set over the second and third floor and comprises, entrance hallway with storage cupboards, guest WC and modern fitted kitchen. To the rear is a spacious lounge with its own private balcony. Upstairs are two double bedrooms, a further good sized single bedroom and modern bathroom.

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 - 125 Years from 1991
Ground Rent - £5.00 PA
Service Charge - £450.00 PA
EPC - D
Council Tax Band - A

Location



Conveniently located for nearby shops and amenities, also the A456 Hagley Road offering excellent transport links into Birmingham City Centre and nearby motorway networks. Further benefitting from overlooking Chamberlain Gardens and also being a stones throw away from the Jewellery Quarter. Harborne High Street offering an array of bars, restaurants and shops are nearby along with the ever popular Edgbaston Reservoir.

Hallway

Obscure partially glazed front door, intercom system, two ceiling light points and access to storage cupboards.

Kitchen



Double glazed window, fitted kitchen with a range of base and wall units. Pan drawers and integrated cooker. Tiled flooring, sink and drainer unit and ceiling spotlights.

Lounge



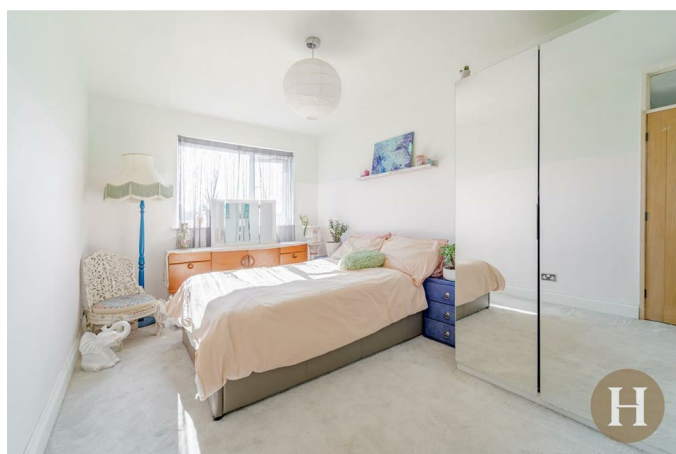
Two ceiling light points, double glazed sliding balcony doors leading to private balcony and laminate flooring.

W.C



Two in one combined toilet and sink, ceiling light point and laminate floor.

Master Bedroom



Carpeted flooring, double glazed window and ceiling light point.

Bedroom Two



Carpeted flooring, double glazed window and ceiling light point.

Bedroom Three



Carpeted flooring, double glazed window and ceiling light point.

Bathroom



Partially tiled bathroom, electric shower over bath. Fitted vanity unit with combined low level flush WC. Obscure double glazed window and ceiling spotlights.

General Information

We have been advised the following lease

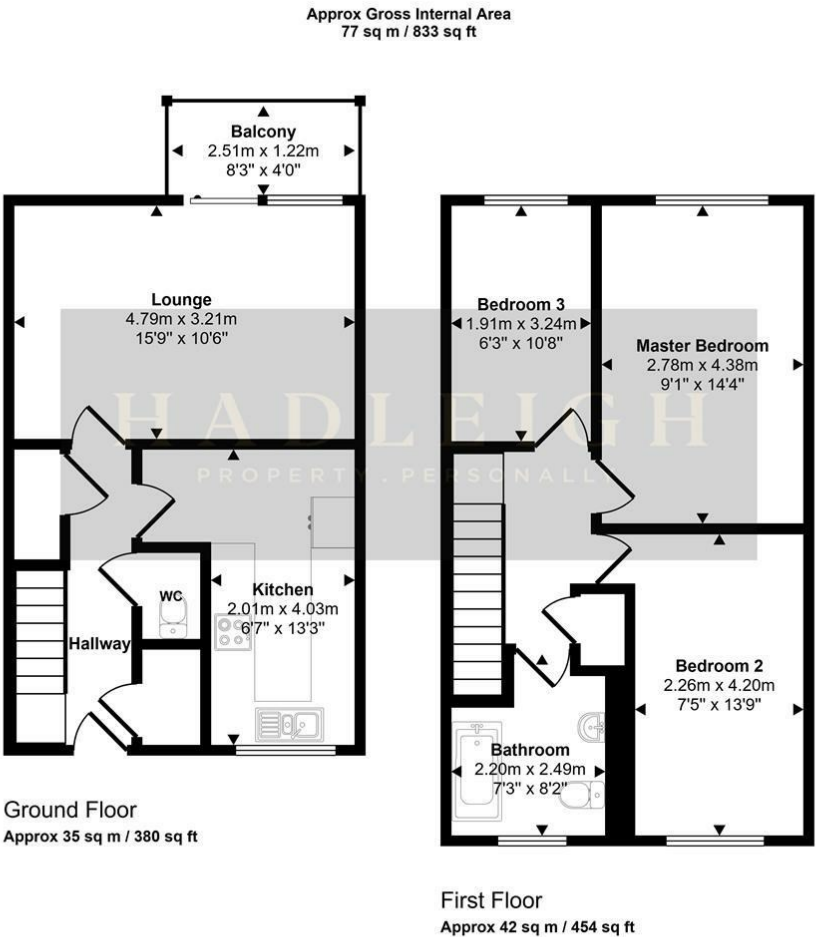
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Lease term: 125 years from 1991

Annual ground rent: £5

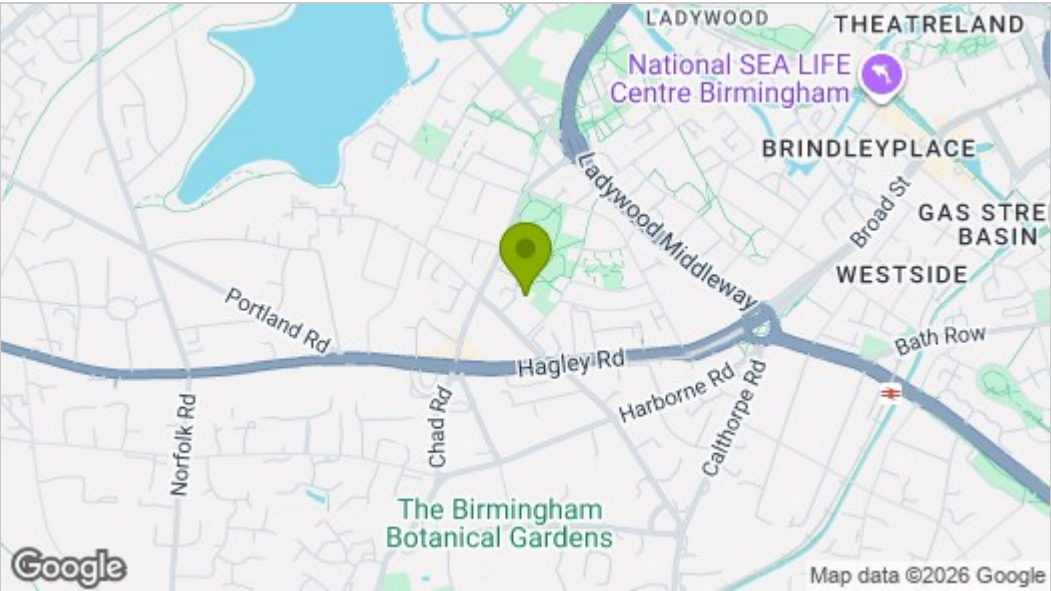
Annual service charge: £450

Floor Plan



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 Made 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

