



26 Woodbridge Road

Moseley, Birmingham, B13 8EJ

Offers In The Region Of £350,000



****MODERN THREE BEDROOM MID-TERRACE HOME IN PRIME MOSELEY LOCATION WITH NO UPWARD CHAIN!**** We are delighted to offer to the market this lovely three bedroom modern home in this prime Moseley location on Woodbridge Road ideally located to all local amenities including coffee shops, cafes, restaurants, bars and shopping facilities and local transport links into the City Centre. Close proximity to the new Moseley Train Station. The property benefits from central heating, double glazing, allocated parking spaces and the further accommodation consists of; hallway, fitted kitchen, living room with patio doors giving access to well maintained rear garden. To the first floor there are two bedrooms with one benefitting from an en-suite shower room and further bathroom and further stairs giving rise to second floor with bathroom and bedroom three, with useful storage / walk in wardrobe. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley Office.



Approach

This beautifully presented property is approached via front entrance door leading into:

Hallway

With ceiling light point, central heating radiator, fuse board, stairs giving rise to the first floor accommodation and glazed internal doors opening into:

Kitchen

10'5" x 15'2" (3.19m x 4.64m)

With grey marble effect Lino to floor covering, tiling to splash backs, ceiling spotlights, central heating radiator, a selection of wall and base units in white gloss, wooden work surfaces, space facility for washing machine and fridge/freezer, integrated electric oven with gas hob and extractor fan over, ceramic sink and drainer with mixer tap over, L-shaped breakfast bar and double glazed PVC window to the front aspect.

Living Room

11'8" x 14'10" (3.57m x 4.54m)

With continued Laminate wood effect floor covering, ceiling light point, four wall light points, central heating radiator, in-built speaker system and double glazed UPVC patio doors opening out to the rear aspect.

First Floor Accommodation

With carpeted stairs giving rise to the first floor landing, with two wall light points and doors opening

into bedroom one, bedroom two, shower room and two storage cupboards providing useful storage space.

Bedroom One

8'5" x 9'3" (2.59m x 2.83m)

With carpet to floor covering, ceiling light point, central heating radiator and double glazed PVC window to the front aspect.

Bedroom Two

11'10" x 12'0" (3.62m x 3.67m)

With solid wood floorboards, ceiling light point, central heating radiator, double glazed PVC window to the rear aspect, door opening into useful storage cupboard and further door opening into:

En-suite Shower Room

3'8" x 5'3" (1.13m x 1.62m)

With marble effect tiling to half wall and floor covering, ceiling light point, low flush WC, ceramic sink in basin with mixer tap over, wall mounted mirrored unit, walk-in shower cubicle with overhead shower attachment and extractor fan.

Shower Room

5'2" x 8'5" (1.59m x 2.59m)

With solid wood floorboards, tiling to splash backs, ceiling light point, low flush WC, central heated towel radiator, ceramic sink in basin with mixer tap over, walk-in corner shower cubicle with overhead shower attachment and a timber framed double glazed opaque window to the front aspect.

Top Floor Accommodation

With carpeted stairs and white wooden balustrade giving rise from the first floor to the top floor landing, with two wall light points, single glazed internal window and doors giving access to bedroom three and the bathroom.

Bedroom Three

14'10" x 15'1" x 7'4" x 7'3" (4.54m x 4.61m x 2.26m x 2.22m)

L-Shaped Room

With solid wood floorboards, ceiling light point, ceiling spot lights, central heating radiator, double glazed PVC window to the rear aspect, two Velux skylights and further solid wood double doors opening into:

Walk-in Wardrobe/Store

With carpet to floor, ceiling spotlights, a selection of in-built storage units providing plentiful clothes hanging and shelved storage options.

Bathroom

7'0" x 8'5" (2.14m x 2.59m)

With solid wood floorboards, ceiling light point with adjustable spotlights, tiling to splash backs, central heating radiator, sink in basin with separate hot & cold taps and bath with separate hot & cold taps.

Garden

With a paved patio area leading to a well maintained lawn with fenced boundaries, mature shrub borders to the side and rear and a manhole cover set within the lawn.

Council Tax Band - Band E

According to the Direct Gov website the Council Tax Band for Woodbridge Road, Moseley, Birmingham, B13 8EJ is band E and the annual Council Tax amount is approximately £2,876.09, subject to confirmation from your legal representative.

Service Charge

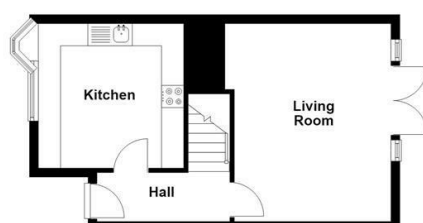
There are some common parts within the development including the electronic gates to the car park, managed by a property management company to whom a service charge is paid bi-annually. The total amount for the current year is approximately £1,200.00 (subject to confirmation from your legal representative).



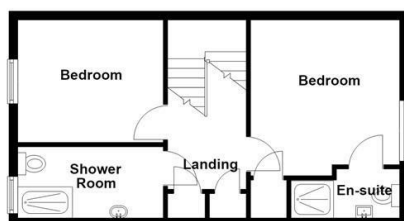


Floor Plan

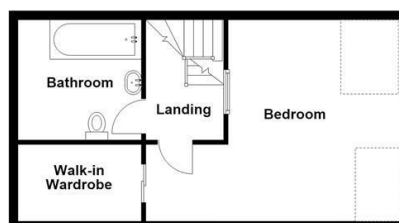
Ground Floor



First Floor



Second Floor

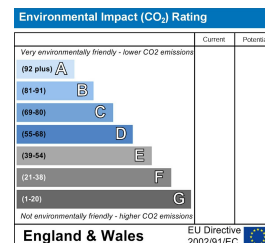
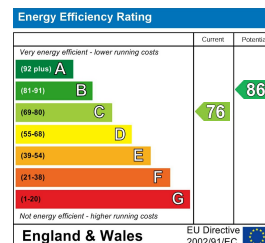


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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