



## Flat 1 101 Sandford Road

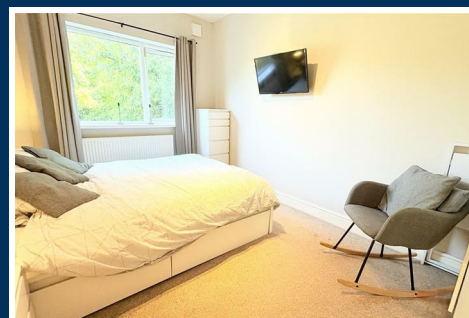
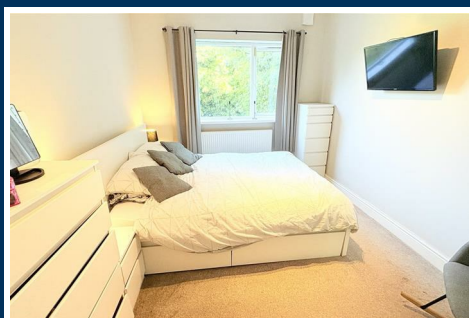
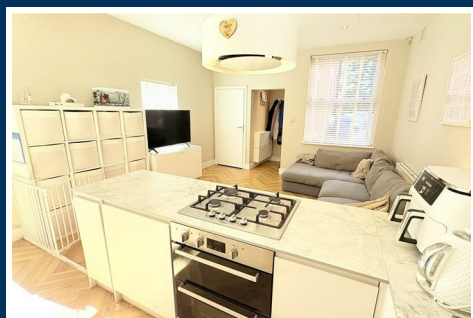
Moseley, Birmingham, B13 9BU

Offers Over £170,000





**\* GROUND FLOOR TWO BEDROOM GARDEN FLAT IN A PRIME LOCATION\*** We are pleased to present this delightful, two bedroom ground floor flat with direct access to your own private garden; Ideally located for access into Moseley Village with all of its associated amenities including coffee shops, cafes, restaurants, shopping facilities, community hubs, Moseley Private park and pool, and also being close to the local transport links for access into the City Centre as well as the upcoming Moseley Train Station. This property is favourably located and tucked away with a shared driveway and a private entrance into the flat leading to open plan living and kitchen that has been re-fitted and has French doors leading to the private garden, a sleek bathroom and two bedrooms. The property is also complimented by an additional communal garden space. The EPC rating is E. To view this enchanting flat, please call our Moseley office today!



### Approach

The property is approached via a communal driveway and a private entrance opening into the flat.

### Inner Hallway

With laminate herringbone flooring, ceiling spotlights and walkway into:

### Open Plan Living/Kitchen

19'2" x 13'1" (5.85 x 4.01)

With ceiling spotlights, laminate herringbone flooring and double central heating radiator, glazed UPVC opaque window to the side aspect. Re-Fitted kitchen with continued laminate herringbone floor covering, a selection of wall and base units with work surface over, integrated four ring burner hob with extractor over, integrated oven, integrated fridge freezer, washing machine and dryer and double glazed door leading out to a private rear garden.

### Bedroom One

9'4" x 13'5" (2.87 x 4.10)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

### Bedroom Two

5'8" x 13'6" (1.73 x 4.14)

With ceiling light point, central heating radiator and double glazed windows to the side and rear aspects.

### Bathroom

5'10" x 4'5" (1.79 x 1.36)

With ceiling spotlights, ceiling mounted extractor fan, wash hand basin with hot and cold mixer tap, low flush WC, panel bath with hot and cold mixer tap, shower screen and shower over, wall mounted towel radiator, laminate to flooring and tiled to walls,

### Private Garden

Being paved throughout, this garden space is low maintenance and a great outdoor space.

### Communal Garden

With a communal garden separate, this additional outdoor space is lawned and well maintained for all residents.

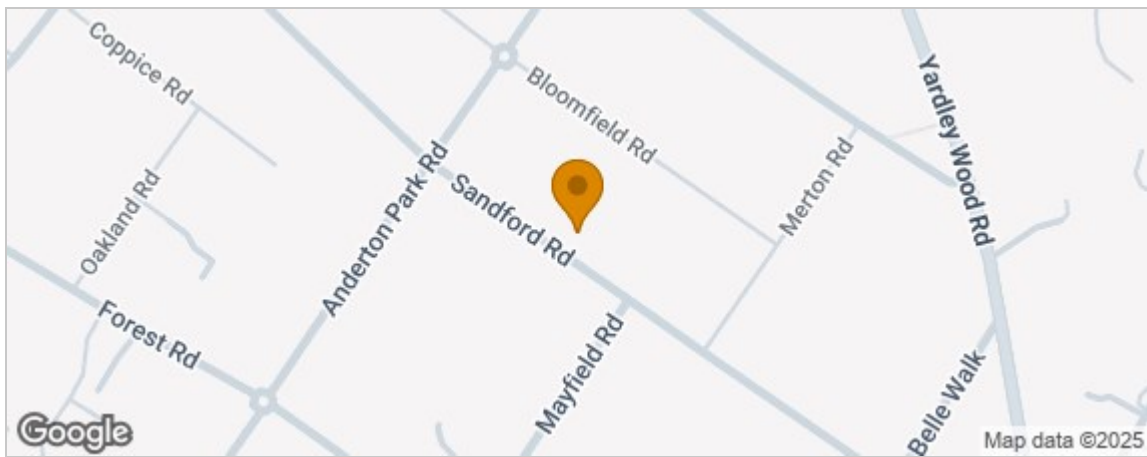
### Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 172 years, the ground rent is approximately £150.00 per annum and the most recent service charge was approximately £900.00 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 1, 101 Sandford Road, B13 9BU is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.





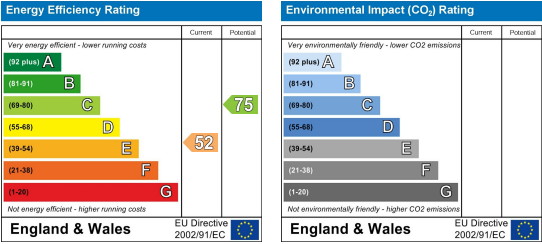
# Floor Plan



# Viewing

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

# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 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.