



## Flat 2, 64 Cambridge Road

Moseley, Birmingham, B13 9UD

Offers Over £340,000



**\*STUNNING DUPLEX FLAT IN A TRADITIONAL CONVERTED BUILD WITH A PRIVATE GARDEN\* \*PRIME MOSELEY LOCATION\***

Located on the ever-popular Cambridge Road, this gorgeous flat is close to both Moseley Village and Kings Heath high street with all its useful amenities such as restaurants, coffee shops, green spaces, community hubs, schools and excellent transport links such as buses and the new Moseley Village Train Station, providing access to the City Centre in 13 minutes.

The property benefits from having a low service charge and ground rent with the option to purchase it as a Share of Freehold also.

This glamorous three bedroom duplex offers a superb kitchen, a bath and shower room with separate toilet, a living room and bedroom (currently used as second reception room) on the first floor. The top floor accommodation is further complimented by two good sized bedrooms and eaves storage. The property is double glazed throughout, offers gas central heating and it's own private garden to the rear! To truly appreciate this flat, call our Moseley office today!



### Approach

This property is approached via the flat front entrance door, opening into ground floor stairwell and leading to:

### First Floor Accommodation

With laminate wood original balustrade and carpeted stairs giving rise to the first floor landing, featuring ceiling spot lights, ceiling chandelier, cast-iron central heating radiator, decorative archways, cornices and architraves. Split level access with step up and doors opening into; the kitchen/diner, bathroom, separate W/C, bedroom one, living room and stairs giving rise to the top floor accommodation.

### Kitchen/Diner

11'3" x 14'2" (3.43m x 4.34m)

With grey tile to floor covering, exposed brick to wall, ceiling light points, central heating radiator, chimney breast, skirting boards, a selection of wall and base units in charcoal grey, grey/brown marble style work surfaces, integrated hob with cooker/grill and oven, fridge/freezer, washer/dryer and dishwasher. Charcoal double sink in basin with rose gold mixer tap and double glazed PVC sash windows to the side aspect.

### Living Room

12'4" x 20'5" (3.77m x 6.23m)

With solid wood boards to floor covering, ceiling light point, chimney breast with log burner, skirting board, cornice to ceiling, two cast-iron central heating radiators and three double glazed PVC sash windows to the front aspect,

### Bedroom Two/ Second Reception room

13'1" x 13'10" (4.01m x 4.24m)

With laminate wood boards to floor covering, central heating radiator, chimney breast, skirting board, cornice to ceiling, double glazed PVC sash windows to the rear aspect overlooking the garden.

### Bathroom

5'2" x 7'9" (1.58m x 2.38m)

With charcoal grey marble style tile to floor covering, beige stone and porcelain tile to wall covering, ceiling spot lights, free standing bath with mixer tap and handheld shower attachment, wall mounted sink in storage vanity with mixer tap over, walk-in corner shower cubicle with handheld and overhead shower attachment, central heating radiator and double glazed opaque PVC window to the side aspect,

### First Floor W/C

2'8" x 4'10" (0.82m x 1.49m)

With charcoal grey marble style tile to floor covering, beige stone effect tile to half wall covering, ceiling spot lights, ceiling panelling, low flush W/C and double glazed opaque PVC windows to the side aspect.

### Top Floor Accommodation

With solid wood balustrade, LED strip light and carpeted stairs giving rise from the first floor to the top floor landing, timber framed Velux window, wall mounted light point, with split level access, further steps and doors providing access and opening into:

### Bedroom One

12'4" x 16'5" (3.76m x 5.01m)

With Laminate wood effect floor covering, ceiling

chandelier point, exposed beams, skirting boards, central heating radiator, in-built storage cupboards and double glazed PVC sash window to the front aspect.

#### Bedroom Three

13'1" x 10'11" x 10'0" (4.00m x 3.34m x 3.07m)

With Laminate wood effect floor covering, ceiling light point, exposed beams, panelling, painter rails, skirting board, central heating radiator, double glazed PVC window to the rear aspect.

#### Eaves Storage

8'8" x 15'1" x 5'6" (2.65m x 4.60m x 1.70m)

With restricted height door, ceiling light point, exposed brick and two double glazed timber frame Velux windows.

#### Storage Cupboard

Providing useful storage space.

#### Garden

A beautifully maintained private rear garden with lawn area, path, shrubberies and a wooden built shed with windows.

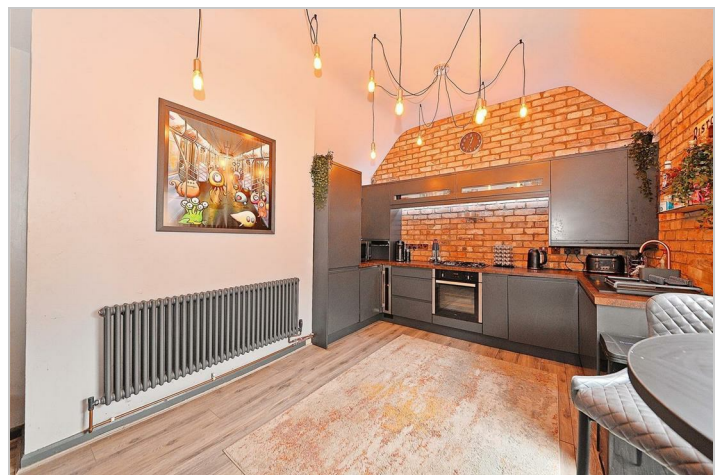
#### Council Tax Band

According to the Direct Gov website the Council Tax

Band for Flat 2, 64, Cambridge Road, Birmingham, B13 9UD is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.

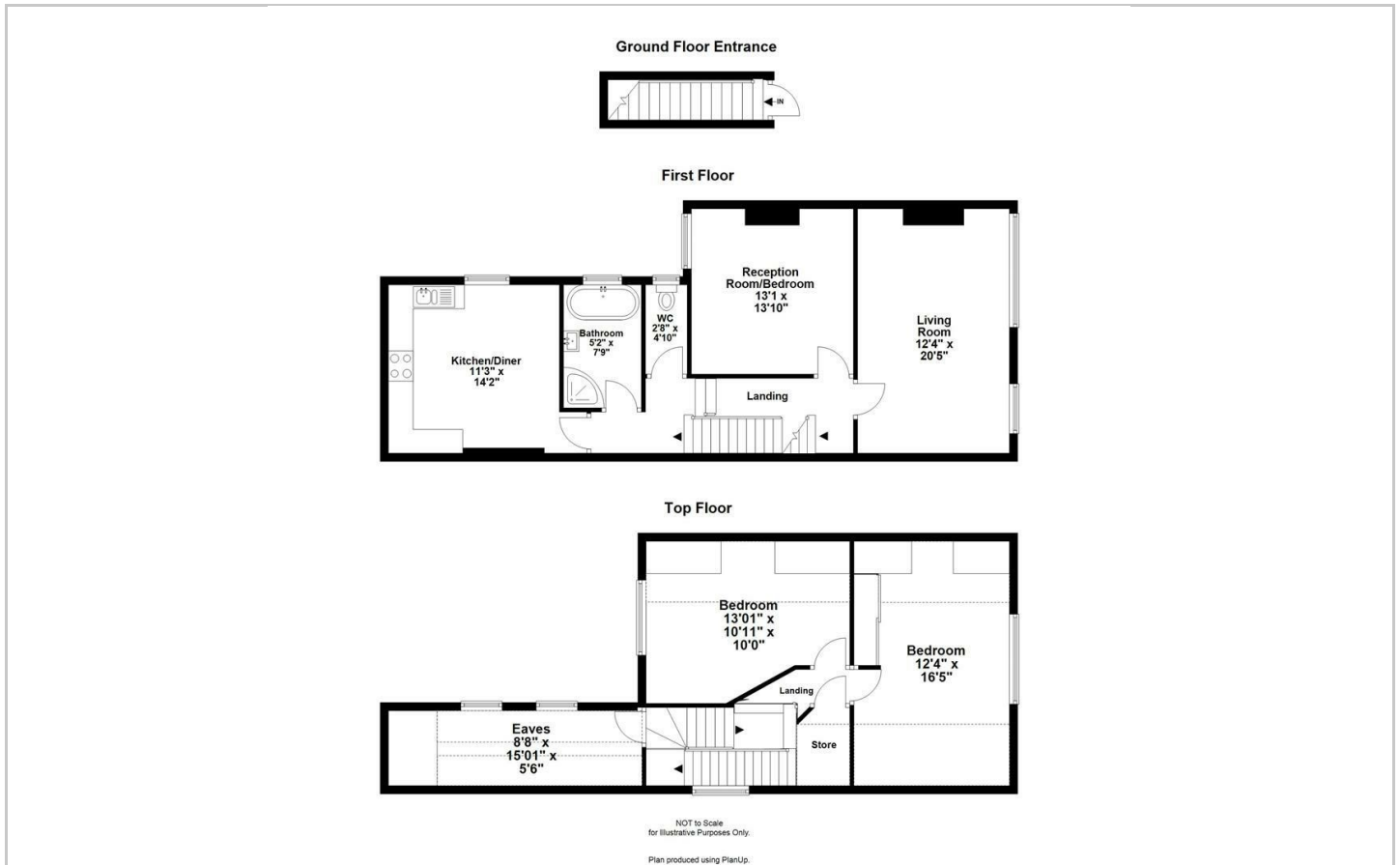
#### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 111 years, the ground rent is approximately £10 per annum and the service charges are approximately £315.97 per annum (subject to confirmation from your legal representative)





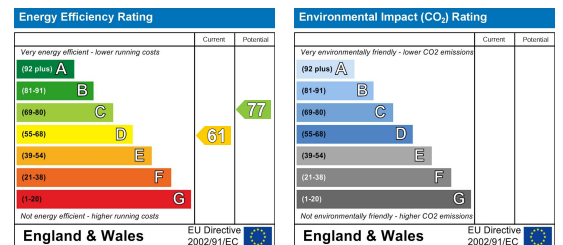
## Floor Plan



## 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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