



## Cleveland Court St. Agnes Road

, Birmingham, B13 9PR

**Offers Over £200,000**



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### Approach

This property is approached via a pathway leading to the front entrance door and opening in to:

### Entrance Stairwell

With ceiling light point and stairs giving rise to:

### L-Shaped Living/Dining Room

24'6" (max) /15'5" (min) x 11'10" (max)/ 6'3" (m (7.49m (max) /4.70m (min) x 3.61m (max)/ 1.91m (m)

With parquet style Laminate floor covering, two ceiling light points, three central heating radiators, decorative wood panelled feature wall, double glazed PVC dual aspect windows and two French doors leading to the balcony/fire exit. Door opening into useful storage cupboard with ample clothes hanging space and further solid wood opaque glass door opening in to:

### Kitchen

8'8" x 8'3" (2.66m x 2.54m)

With tile to floor covering, tiling to splash backs, ceiling light point, double glazed PVC window to the side aspect, wall and base units with integrated lighting and internal wine shelving, white matte work surfaces, beautiful stone based sink and drainer with hot and cold mixer tap over. Built-in cooker/grill with Bosch induction hob and extractor fan over, space facility for washing machine and fridge/freezer.

### Top Floor Accommodation

With stairs giving rise to the top floor landing with doors giving access to bedrooms one and two, bathroom. storage cupboard homing the Worcester boiler and space facility for a tumble dryer.

### Bedroom One

9'10" x 15'0" (3m x 4.59m)

With ceiling light point, central heating radiator, over stair storage space and a built-in wardrobe providing useful clothes hanging space and two double glazed PVC windows overlooking the front aspect,

### Bedroom Two

9'2" x 12'4" (2.80m x 3.78m)

With ceiling light point, central heating radiator, two double glazed PVC windows to the side aspect, wooden panelled feature wall and a built-in wardrobe with clothes hanging and drawer space.

### Bathroom

5'6" x 8'9" (1.68m x 2.68m)

With Lino floor covering, ceiling light point, central heating radiator, wall mounted central heated towel radiator and mirror, double glazed PVC opaque window to the rear aspect, low flush WC. Walk-in shower cubicle with shower attachment above, tiling to walls and sliding door. Free standing sink with separate hot and cold taps and tiling to splash back.

### Garage

Not inspected.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 140 years, the ground rent is approximately £120.00 per annum and the service charges are approximately £2,800.00 per annum (subject to confirmation from your legal representative).

### Council Tax

According to the Direct Gov website the Council Tax Band for Cleveland Court, St Agnes Road, Moseley, Birmingham B13 9PR is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.



Road Map



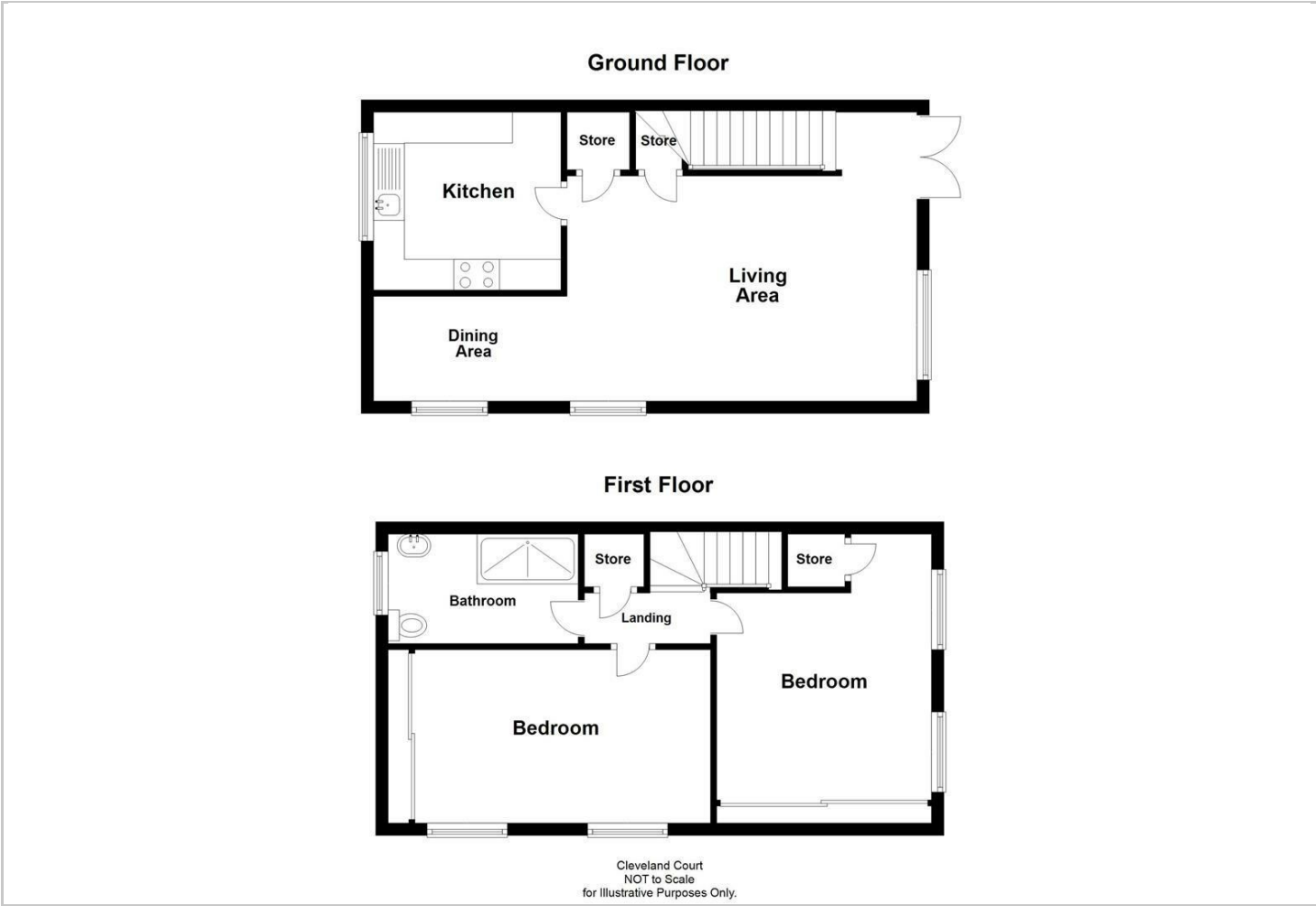
Hybrid Map



Terrain Map



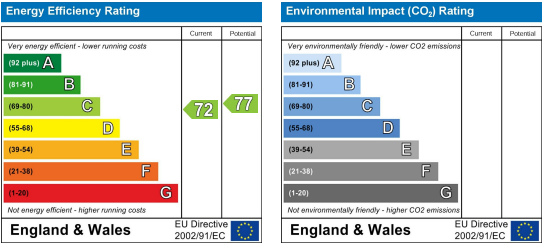
Floor Plan



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



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.