



Flat 2, 75 School Road

Moseley, Birmingham, B13 9TF

Offers In The Region Of £190,000



QUIRKY CHARACTERFUL BRIGHT AND SPACIOUS GROUND FLOOR CONVERSION WITH NO CHAIN! We are delighted to offer this superb, one bedroom ground floor converted apartment which is packed full of period and quirky features whilst also offering contemporary fittings with re-fitted bathroom and kitchen. Located on School Road and giving excellent access into Moseley Village and Kings Heath High Street with all its nearby amenities and excellent transport routes with the addition of the new Train Stations! The accommodation on offer briefly comprises; Communal entrance hallway, entrance hall / home office space with exposed brick walls and Minton tile floor, spacious living / dining room with feature floor to ceiling interior doors and bay window, re-fitted kitchen / dining room with communal garden access, inner hallway, master bedroom with feature bay window and a contemporary bathroom. Energy Efficiency Rating E. To arrange your viewing of this amazing flat please call our Moseley branch on; 0121 442 4040 or please feel free to visit our website for further information at; www.ricechamberlains.co.uk



Approach

This well presented, one bedroom ground floor apartment is approached via communal front gardens with mature trees and lawns, leading to a communal front entrance door opening into communal entrance hallway with Minton tiled floor covering, stairs giving rise to the upper floors and front entry door opening into:

Entrance Hall

With continued Minton tiled floor covering, intercom system, ceiling light point, central heating radiator, cornice to ceiling, exposed brick feature walls, wall-mounted boiler, wall-mounted shelving, home office work space/table, single glazed window to the front aspect and further door opening into:

Living Room

20'0" x 12'6" (6.12m x 3.83m)

With exposed wooden floor covering, two ceiling light points, two central heating radiators, in-set cast iron fireplace with decorative quarry tiled surround, cornice to ceiling, painter rails, trap door giving access to storage space, two timber framed single glazed windows to front aspect and feature interior wooden framed single glazed double doors with accompanying above windows opening into:

Kitchen / Dining Area

13'5" x 8'8" (4.11m x 2.65m)

Accessed via a step down from the living room:

With Laminate wood effect floor covering, decorative tiling to wall, tiling to splash backs, two ceiling light points, central heating radiator, a selection of base units, wooden work surfaces, space facility for fridge/freezer, integrated oven and grill with gas hob

and extractor fan over, double glazed PVC windows to the rear aspect and double glazed PVC French doors to the rear.

Inner Lobby Area off Entrance Hallway

With in-built storage and doors opening into:

Bedroom One

12'5" x 11'8" (3.81m x 3.56m)

With carpet to floor covering, ceiling light point, central heating radiator, cornice to ceiling, overhead storage, feature glass brick wall to bathroom and an original style single glazed bay window to the front aspect.

Bathroom

9'3" x 5'6" (2.84m x 1.68m)

With Laminate wood effect floor covering, blue tiling to splash back areas, ceiling spot lights, wash hand basin in wooden vanity unit with hot and cold mixer tap over, wall-mounted wooden mirror fronted storage unit, low flush WC, bath with hot and cold mixer tap over, glass shower screen and main shower above, overhead storage space, wall-mounted central heated towel rail, extractor fan, feature glass brick wall to main bedroom and double glazed opaque PVC window to the side aspect.

Communal Gardens

Accessed via French doors from the kitchen: Well tendered communal gardens being laid mainly to mature lawn with various seating areas.

Tenure

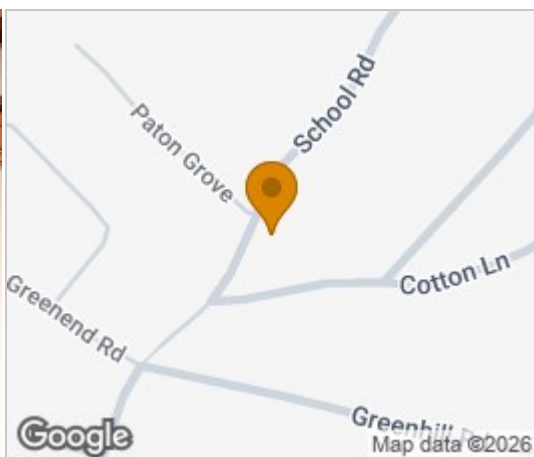
We have been informed by our vendors the property is Share of Freehold and that the lease term remaining is approximately 972 years, the ground

rent is approximately £25.00 per annum and the service charges are approximately £1,800.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for School Road, Moseley, Birmingham, B13 9TF is band A and the annual Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative.





Floor Plan

Ground Floor

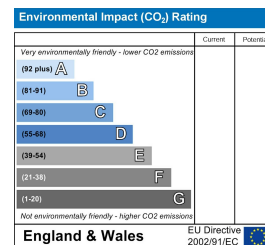
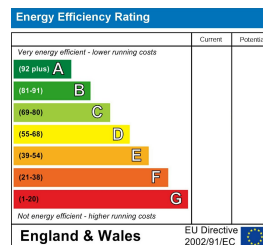


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk