



Flat 2 152 College Road

Moseley, Birmingham, B13 9LH

Offers Over £100,000



**ONE BEDROOM FIRST FLOOR FLAT IN MOSELEY WITH NO UPWARD CHAIN REQUIRING MODERNISATION!!

We are delighted to offer this one bedroom first floor flat located in this converted home in Moseley on College Road, offering good access to nearby Moseley Village, Stratford Road and Hall Green with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre and benefit of the upcoming Moseley Train Station. Being an ideal first purchase or investment. The property benefits from no upward chain, double glazing (where stated) and the property briefly comprises; communal parking, communal hallway, flat landing, living room, kitchen, bathroom, bedroom. Energy Efficiency Rating TBD. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley Office.



Approach

With a front entry door opening into:

Hallway

With two ceiling light points, laminate wood effect flooring and doors opening into:

Kitchen

7'3" x 7'10" (2.23 x 2.4)

With laminate wood effect flooring, wall and base units with work surfaces over, sink with hot and cold taps, double glazed window to the side aspect, ceiling light point and induction hob.

Living Room

13'10" x 13'0" (4.23 x 3.98)

With ceiling light point, double glazed window to the rear aspect, gas meter and fire exit door.

Bedroom

8'10" x 6'10" (2.7 x 2.09)

With ceiling light point, laminate wood effect flooring and double glazed window to the rear aspect.

Bathroom

5'1" x 7'11" (1.55 x 2.42)

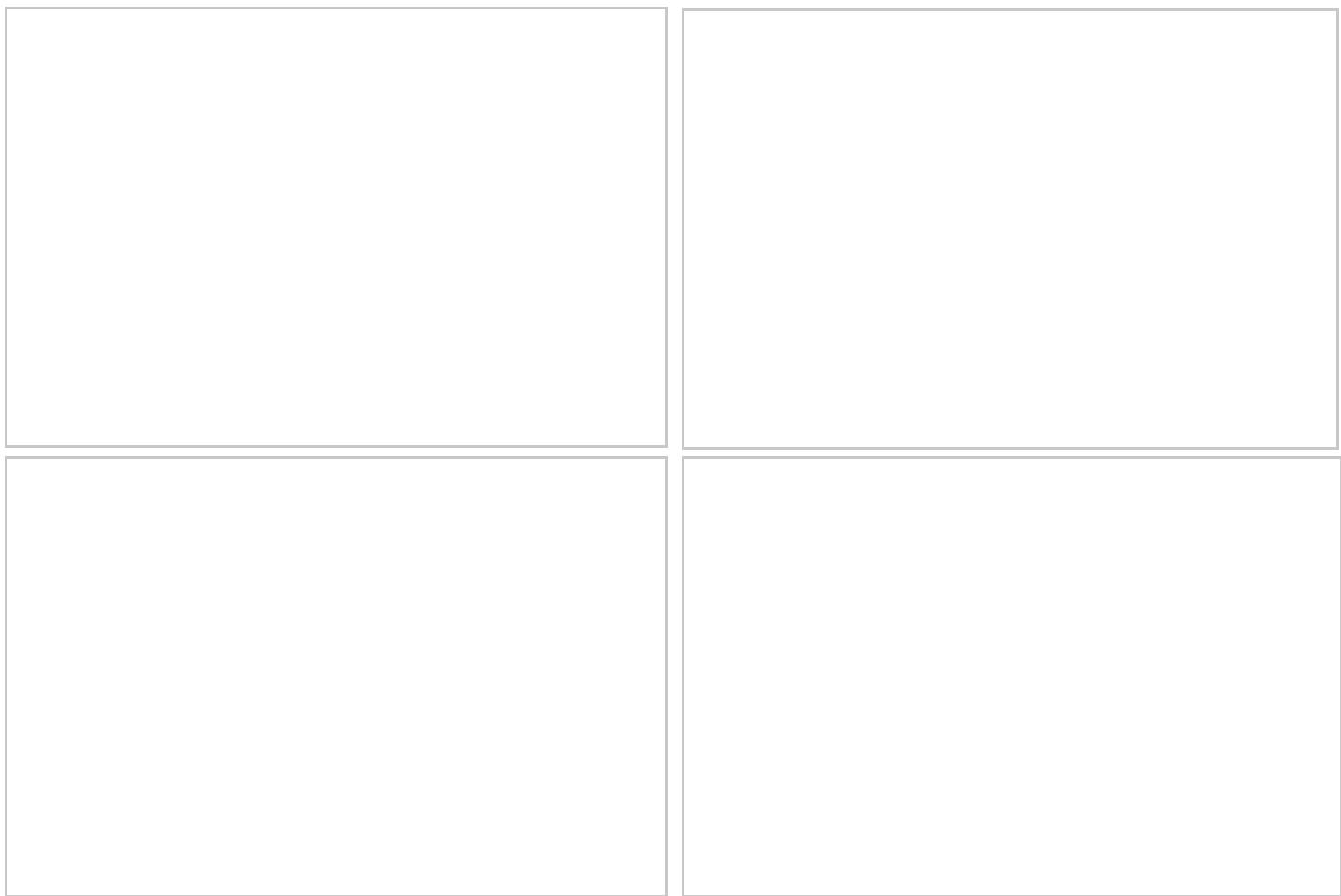
With high flush WC, free standing sink with hot and cold taps, bath with mains powered shower over with shower screen, double glazed opaque window to the side aspect and wall mounted towel radiator.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 100 years, the ground rent is £10.00 per annum and the service charges are approximately TBC per annum (subject to confirmation from your legal representative).

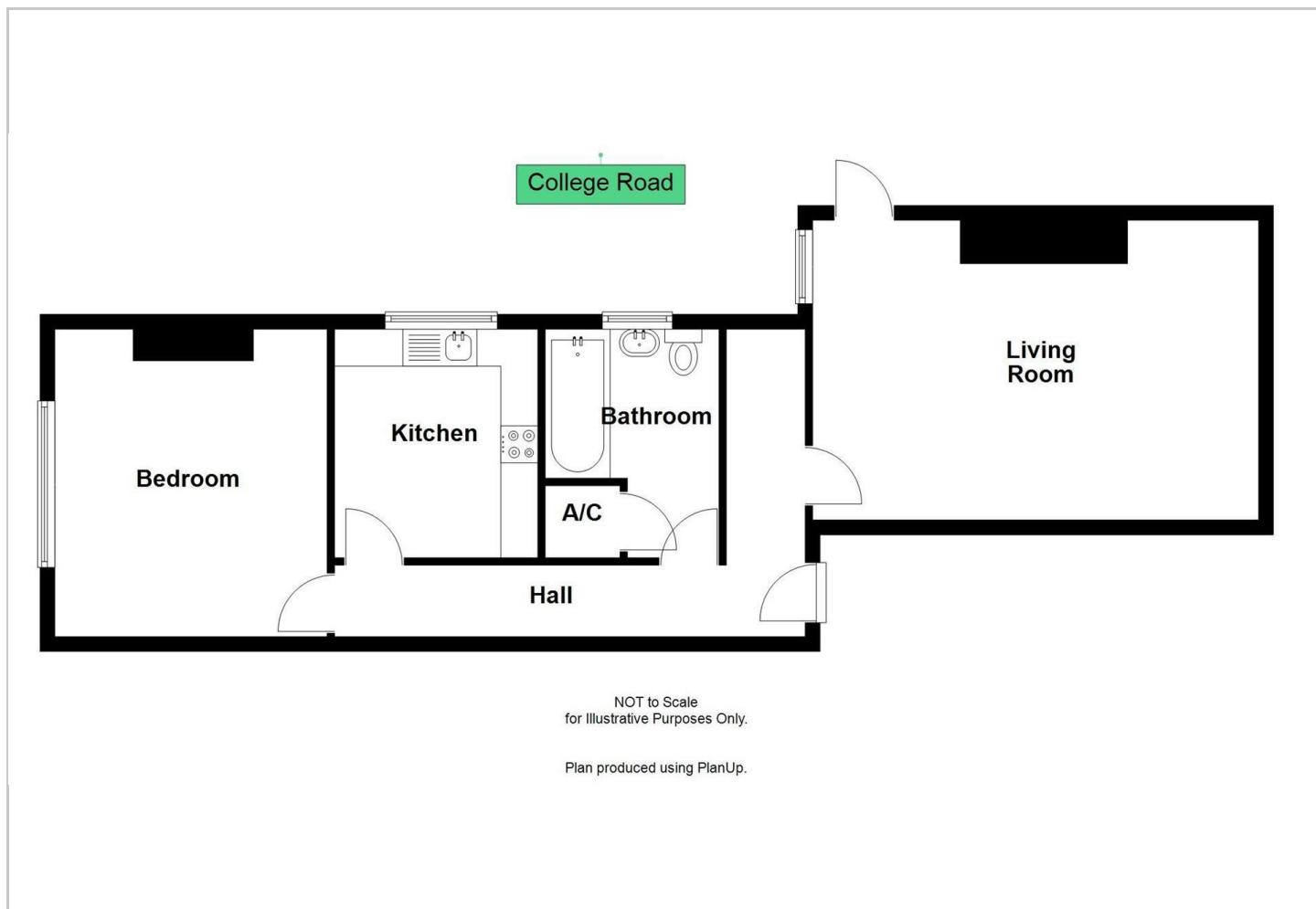
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 2, 152 College Road, Moseley, Birmingham, B13 9LH is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.





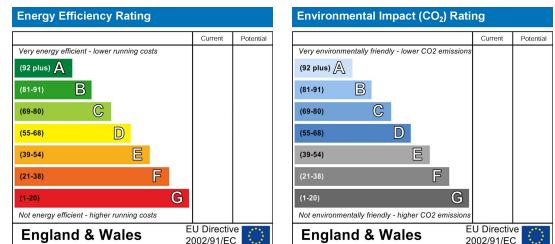
Floor Plan



Viewing

Please contact our 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.