



## 6D St. Agnes Road

Moseley, Birmingham, B13 9PP

Offers Over £195,000



**\*BEAUTIFUL TWO BEDROOM DUPLEX MAISONETTE!\*** Lovely two bedroom duplex maisonette located off St. Agnes Road in Moseley in close distance to Moseley Village, with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre and the upcoming Moseley Train Station opening on 7th April.. In brief the property comprises; communal gardens, private entrance door, stairs to the first floor with a spacious lounge with balcony, kitchen with newly fitted integrated appliances with dining area, a further staircase giving rise to the second floor with two bedrooms and re fitted bathroom. The property also benefits from double glazing, Ariston water heating, modernised electric heating system, and a garage in a separate block. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

The property is approached via a double glazed front entry door with stairs giving rise to the first floor with ceiling light point and doors opening into:

### Kitchen/Diner

14'11" x 8'9" (4.55 x 2.67)

With laminate wood effect flooring, ceiling light point, ceiling spotlights, two double glazed windows to the side aspect, modernised electric radiator, a selection of wall and base units with work surfaces over, built-in washing machine and slimline dishwasher, space for fridge freezer, built-in oven with hob and extractor fan over, tiling to splash backs and two sinks with mixer tap over.

### Living Room

13'2" x 12'0" x 14'11" (4.02 x 3.67 x 4.57)

With wall mounted electric radiator, laminate wood effect flooring, ceiling light point, double glazed window to the front aspect, double glazed French doors giving access to the fire exit area to the front aspect, door opens into kitchen and stairs giving rise to the top floor..

### Top Floor Accommodation

From the living room stairs gives rise to the top floor landing with laminate wood effect flooring, ceiling light point and doors opening into:

### Bedroom One

12'0" x 15'0" x 10'10" (3.68 x 4.59 x 3.32)

With three ceiling light points, wall mounted electric radiator, two double glazed windows to the front aspect and over stairs storage cupboard.

### Bedroom Two

14'5" x 9'1" (4.40 x 2.78)

With wooden laminate flooring, wall mounted electric radiator, ceiling light point and double glazed window to the side aspect.

### Bathroom

5'7" x 9'2" (1.71 x 2.81)

With lino to flooring, ceiling light point, double glazed opaque window to the side aspect, wall mounted electric radiator, hidden cistern low flush WC, wash hand basin in vanity unit with mixer tap over, bath with mixer tap and shower attachment over and wall mounted shower over, tiling to splash backs.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 101 years, there is no ground rent per annum and the service charges are approximately £1020.00 per annum (subject to confirmation from your legal representative)

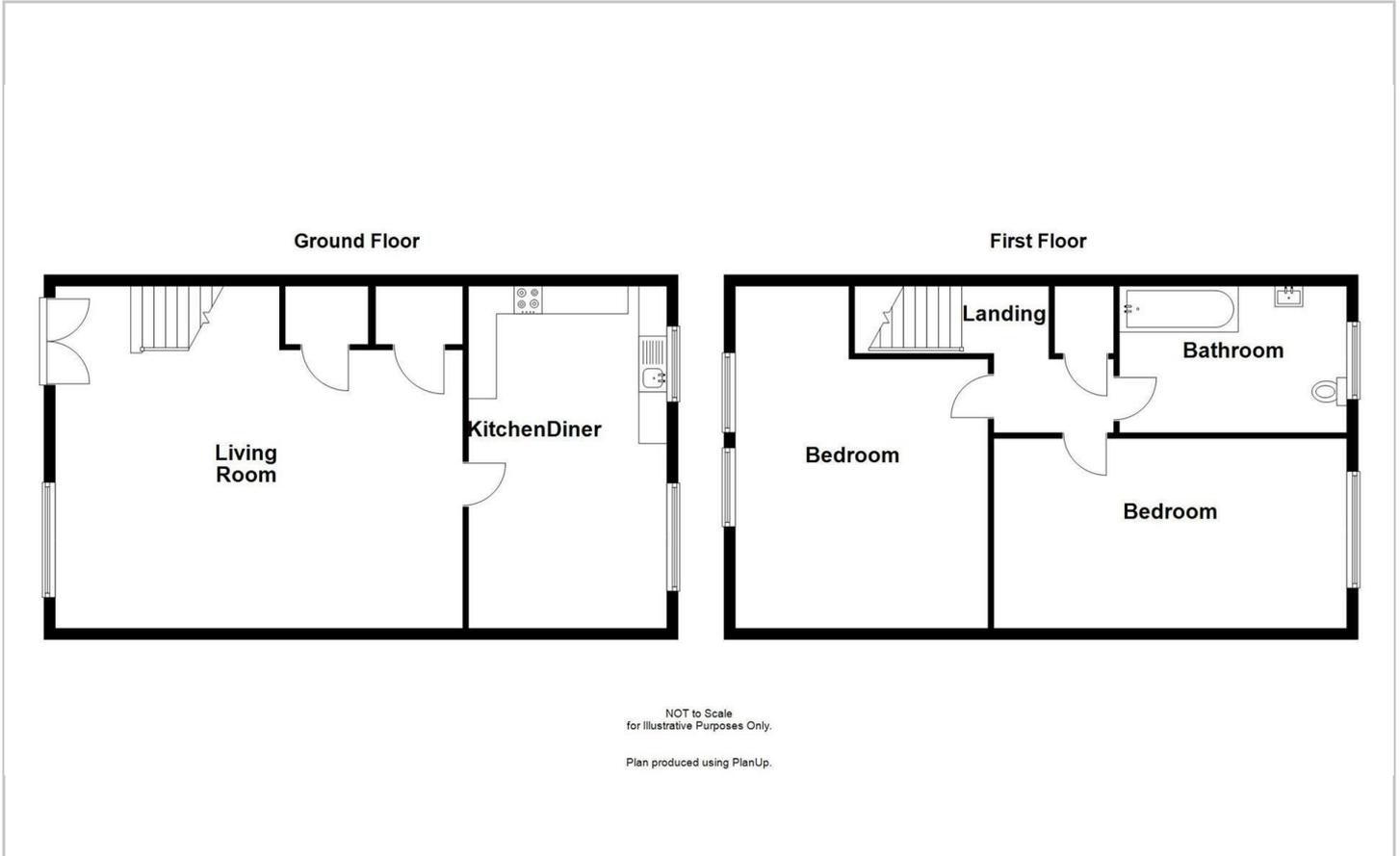
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 6D, St. Agnes Road, Moseley, Birmingham, B13 9PP is band B and the Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.





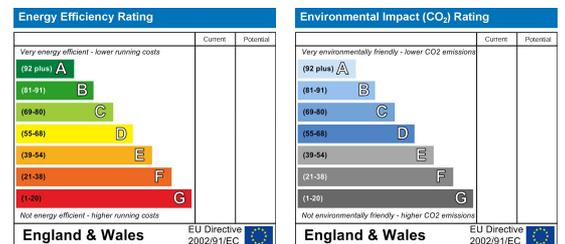
## Floor Plan



## 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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