



Coppice House Coppice Road

Moseley, Birmingham, B13 9DP

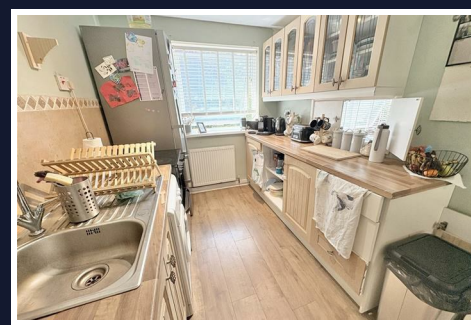
Offers In The Region Of £170,000



FIRST FLOOR TWO BEDROOM MAISONETTE IN GREAT LOCATION!* *SHARE OF FREEHOLD

Coppice House is ideally located within close proximity to Moseley village with all of its nearby amenities such as cafes, restaurants, green spaces, community hubs as well as the transport routes throughout the city with bus routes and the new train station!

The property itself is set back in a quiet spot, with private front door access, stairs to first floor accommodation, living room, kitchen, two bedrooms and a bathroom. It also offers a communal garden and is beneficially a share of freehold property! The Energy efficiency rating is D. Book your viewing today!



Approach

This first floor maisonette is approached via a front communal door with steps leading to the first floor and door opening into:

Hallway

With door opening into storage cupboard and doors opening into:

Living Room

11'3" x 14'7" x 16'7" (3.43 x 4.46 x 5.08)

With wood effect laminate flooring, central heating radiator, double glazed window to the rear aspect, ceiling light point and serving hatch into kitchen.

Inner Hallway

Kitchen

10'9" x 7'4" (3.3 x 2.26)

With laminate wood effect flooring, ceiling light point, double glazed window to the rear aspect, wall and base units with work surfaces over, space for washing machine, fridge freezer and cooker, tiling to splash backs, stainless steel sink and drainer with hot and cold mixer tap, wall mounted Vaillant boiler, central heating radiator and serving hatch into living room.

Bedroom One

14'7" x 11'3" x 12'11" (4.47 x 3.45 x 3.95)

With ceiling light point, ceiling light point, double glazed window to the front aspect and central heating radiator.

Bedroom Two

7'4" x 9'10" (2.26 x 3)

With ceiling light point, central heating radiator and double glazed window to the front aspect.

Bathroom

4'4" x 8'5" (1.33 x 2.57)

With wood effect laminate flooring, ceiling light point, double glaze opaque window to the side aspect, low flush WC, sink on pedestal with hot and cold taps, panel bath with hot and cold taps and Triton shower over, tiling to splash backs and wall mounted towel radiator.

Communal Gardens

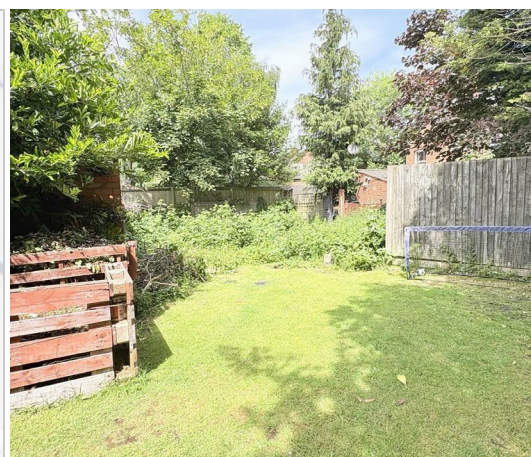
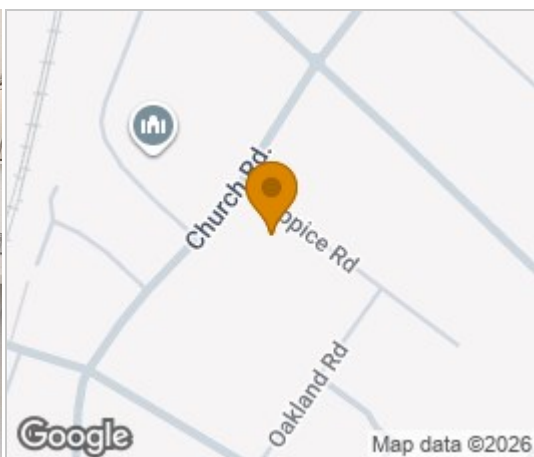
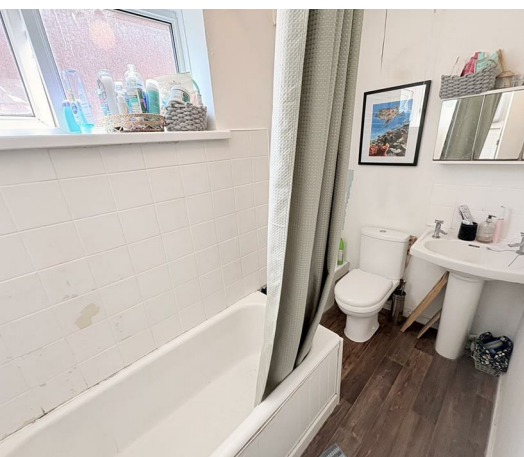
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 133 years and the service charges/maintenance for the grounds are approximately £300 per annum (subject to confirmation from your legal representative).

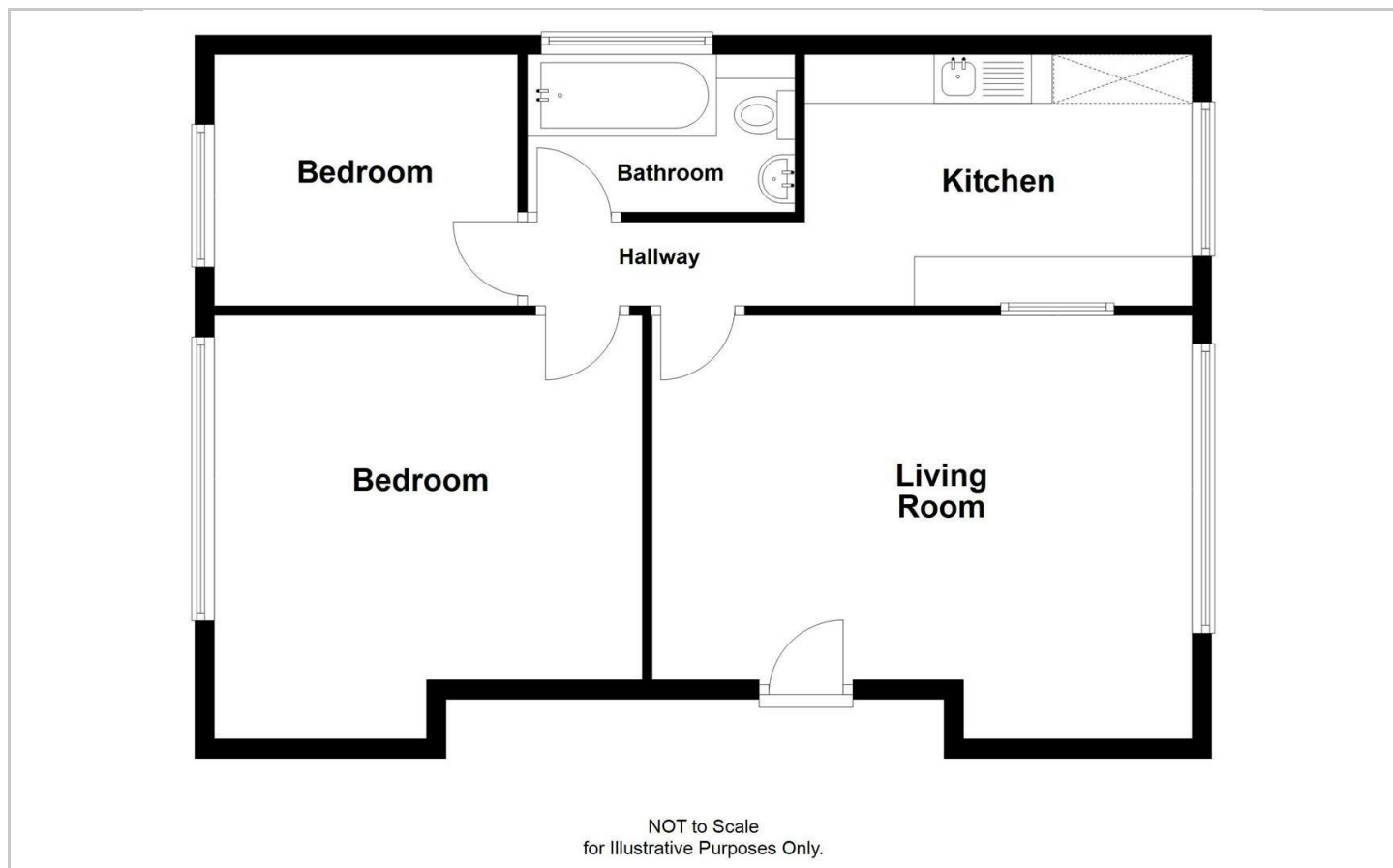
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 4, 11 Coppice House, Coppice Road, B13 9DP, is band A and the annual Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative.





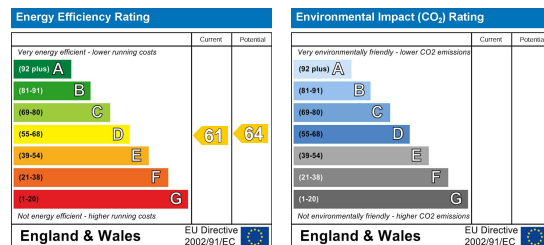
Floor Plan



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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