



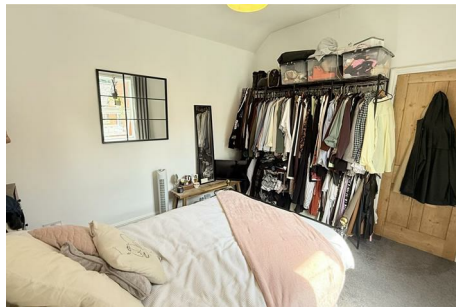
Flat 4 76 Church Road

Moseley, Birmingham, B13 9AE

Offers Over £155,000



****ONE BEDROOM CONVERTED FIRST FLOOR FLAT CLOSE TO MOSELEY VILLAGE**** Superb one bedroom first floor converted flat, located within easy reach of Moseley Village and all of its associated amenities including cafes, bars, restaurants shopping facilities and good transport links into the City Centre and Moseley Train Station. The property boasts an array of original features, spacious living area's and the added bonus of a outside veranda leading to a communal rear garden. The centrally heated accommodation briefly comprises; communal parking to fore, communal Minton floor, hallway, spacious living room with garden views, inner hallway with door to veranda and access leading to rear gardens, bathroom, kitchen, bedroom and communal garden. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

This first floor spacious one bedroom apartment is approached via a communal front driveway providing parking and leading to door opening into the communal hallway, stairs giving rise to the first floor with entry door opening into:

Lounge

15'10" x 13'4" (4.85m x 4.07m)

With carpet to floor covering, four ceiling light points, in-built shelving, closed fireplace with tiled hearth, central heating radiator, single glazed sash window to the rear aspect and further door opening into:

Inner Hallway

With carpet to floor covering, four ceiling light points, central heating radiator, loft access point (not inspected), internal opaque glass feature wall and wooden doors giving access to the kitchen, bedroom and bathroom and double glazed UPVC door opening out to the rear aspect.

Kitchen

6'0" x 14'2" (1.83m x 4.32m)

With wooden effect Lino to floor covering, white tiling to splash backs, central heating radiator, recessed spotlights to ceiling, one and a half stainless steel sink and drainer unit with mixer tap over, a selection of wall and base units in sage green, wooden effect wrapped work surfaces, integrated oven with gas hob, extractor fan, space facility for washing machine, fridge/freezer, two double glazed PVC windows to the side aspect, internal opaque glass feature wall and cupboard door concealing the boiler.

Bedroom

11'11" x 12'9" (3.65m x 3.91m)

With carpet to floor covering, ceiling light point, central heating radiator and single glazed sash window to side aspect.

Bathroom

5'10" x 8'7" (1.78m x 2.64m)

With tiled effect Lino to floor covering, tiling to splash backs, ceiling light point, wall mounted central heated towel rail, ceramic based sink with separate hot & cold taps, panelled bath with separate hot & cold taps and Trident shower above, extractor fan, low flush WC and double glazed opaque window to the side aspect,

Communal Gardens

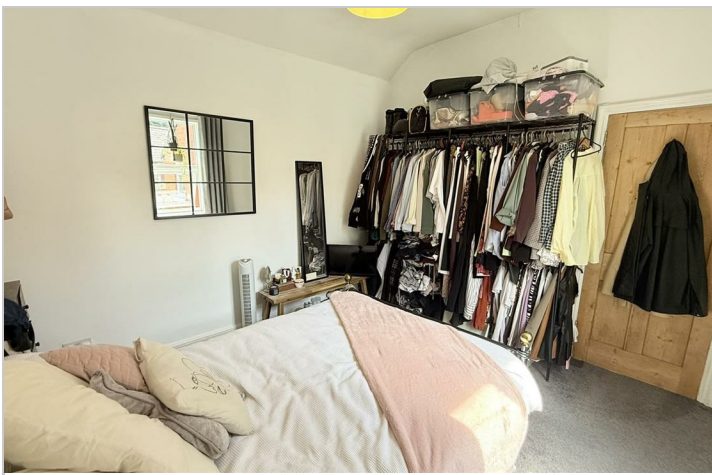
Being laid mainly to mature lawn with patio and seating area and having a border of a large selection of mature trees and hedgerows.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 144 years, £25 per annum ground rent (peppercorn amount) and the service charges are approximately £2,019 per annum (subject to confirmation from your legal representative).

Council Tax Band

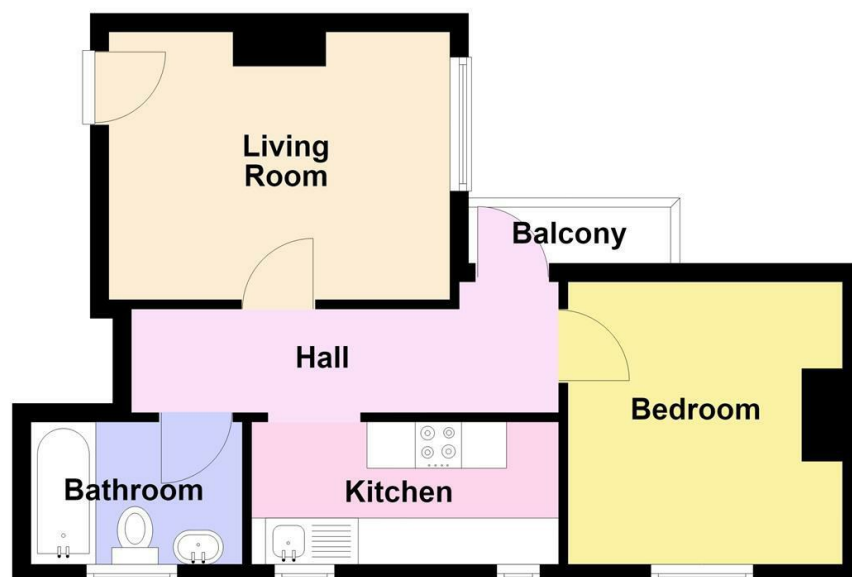
According to the Direct Gov website the Council Tax Band for Church Road, Moseley, Birmingham, B13 9AE is band A and the annual Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative.





Floor Plan

Ground Floor

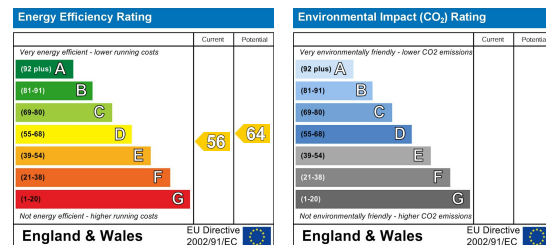


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

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.

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