



8 Grove Avenue

Moseley, Birmingham, B13 9RU

Offers In The Region Of £635,000



**** INVESTMENT OR DEVELOPMENT OPPORTUNITY!! CURRENTLY CONVERTED INTO 4 SELF CONTAINED FLATS **** We are delighted to offer to the market this substantial, three storey terraced property located in this most popular of location's in the 'Moseley Triangle' ideally located for all of Moseley's amenities including shops, cafes and restaurants and also local transport links to the City Centre, with the planned Moseley Railway Station just a short walk away. The property is currently converted into four self contained flats comprising of studios, one bedroom and a two bedroom Flat and offers an excellent investment opportunity. The EPC Rating for all flats are D. To arrange your viewing please contact our Moseley office.



Approach

The property is approached via a communal area with front door opening into:

Flat 1

Open Plan Living and Kitchen Area

Kitchen Area

4'9" x 8'7" (1.47 x 2.62)

With cream wall and base units, stainless steel sink and drainer with mixer tap over, wall mounted 'Biasi' combination boiler, tiled floor covering, space for fridge freezer and cooker, double glazed opaque window to the front aspect and ceiling light point.

Living Area

16'3" x 9'9" (4.97 x 2.98)

With coving to ceiling, ceiling light point, laminate wood effect flooring, electric wall mounted heater, central heating radiator and double glazed bay window overlooking the front aspect.

Shower Room

13'5" x 4'0" (4.09 x 1.23)

With low flush WC, sink on pedestal with two taps over, shower cubicle with 'Triton' electric shower with rainfall attachment, double glazed opaque window to the rear aspect, ceiling strip light, tiling to flooring, tiling surround and space for washer dryer,

Flat 1A

Approach

The property is approached via a communal area with wooden front entrance door opening into:

Hallway

With door opening into storage cupboard providing useful storage and an opaque single glazed window, central heating radiator, door giving access to side and rear garden, cornice to ceiling, ceiling light point, laminate to flooring and doors opening into:

Living Room

19'6" x 7'6" min x 13'11" max (5.95 x 2.29 min x 4.26 max)

With central heating radiator, picture rail, cornice to ceiling, ceiling light point with decorative ceiling rose, double glazed bay with to the front aspect, single glazed window to the rear aspect, laminate to flooring, two central heating radiators and door opening into:

Kitchen

7'3" x 5'11" (2.23 x 1.82)

With lino to flooring, wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, wall mounted boiler, wall mounted extractor fan, double glazed window to the side aspect, ceiling light point, space for washing machine and space for cooker.

Bedroom

11'6" x 11'10" (3.53 x 3.63)

With double glazed window to the rear aspect, central heating radiator, continued laminate wood effect floor covering, ceiling light point and door opening into wardrobe providing useful storage.

Shower Room

3'6" x 13'5" (1.09 x 4.09)

With lino to flooring, three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, walk-in shower cubicle with rainfall shower over, wall mounted extractor, ceiling strip light point and double glazed opaque window and central heating radiator.

Flat 2

Approach

The property is approached via a communal hallway with stairs giving rise to the first floor accommodation with wooden front entry door opening into:

Hallway

With ceiling light point, coving to ceiling, central heating radiator, door opening into airing cupboard providing useful storage and further doors opening into:

Kitchen

4'1" x 10'4" (1.27 x 3.15)

With tiling to flooring, wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, space for fridge freezer, cooker and washing machine, tiled splash backs, ceiling light point, double glazed window to the side aspect and lino to flooring.

Living Room

14'0" x 11'10" (4.29 x 3.62)

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

Bedroom

14'1" x 12'7" (4.30 x 3.86)

With ceiling light point, coving to ceiling, double glazed window to the rear aspect, lino to flooring, central heating radiator and feature original fireplace.

Bathroom

6'7" x 5'7" (2.01 x 1.72)

With double glazed window to the side aspect, three piece white bathroom suite comprising low flush WC, panel bath with 'Triton' shower over, sink on pedestal with mixer tap over, door opening into airing cupboard and laminate to flooring.

Flat 3

Approach

The property is approached via a communal area with stairs giving rise to first floor and wooden door opening into:

Hallway

With laminate to flooring, central heating radiator, ceiling light point and stairs giving rise to the second floor accommodation and doors opening into:

Kitchen

13'10" x 8'2" (4.23 x 2.50)

With lino to flooring, ceiling light point, double glazed window to the side aspect, wall mounted boiler, wooden wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, space for cooker, washing machine and fridge freezer and ceiling light point.

Dressing Room

5'10" x 3'11" (1.80 x 1.20)

With continued laminate to flooring, ceiling light point, double glazed window to the front aspect and coving to ceiling.

Living Room

14'10" x 13'4" (4.54 x 4.08)

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

First Floor Accommodation

With ceiling light point, Velux window, door opening into further storage and doors opening into:

Bedroom One

14'11" x 16'6" (4.55 x 5.04)

With central heating radiator, laminate wood effect floor covering, double glazed window to the front aspect and ceiling light point.

Bedroom Two

13'4" x 13'11" (4.07 x 4.26)

With laminate to flooring, double glazed window to the side aspect and ceiling light point.

Bathroom

5'8" x 6'11" (1.74 x 2.11)

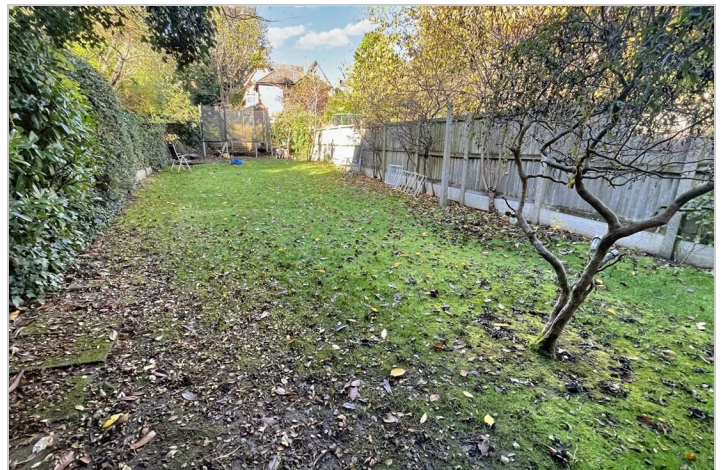
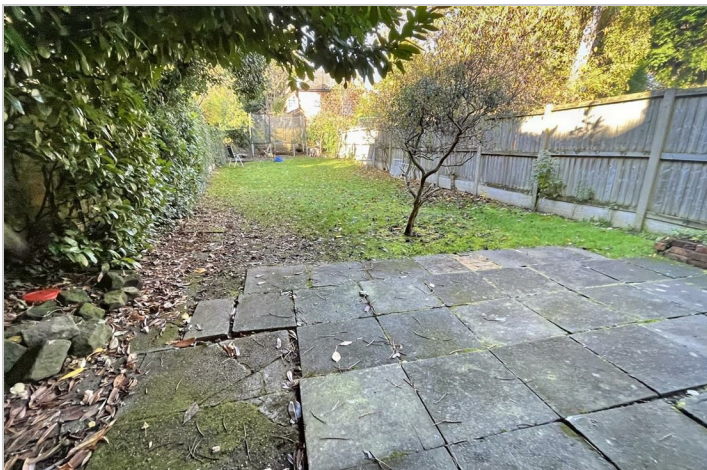
With tiling to flooring, central heating radiator, tiling to splash backs, three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, bath with two taps over and shower attachment above, ceiling light point and ceiling mounted extractor fan.

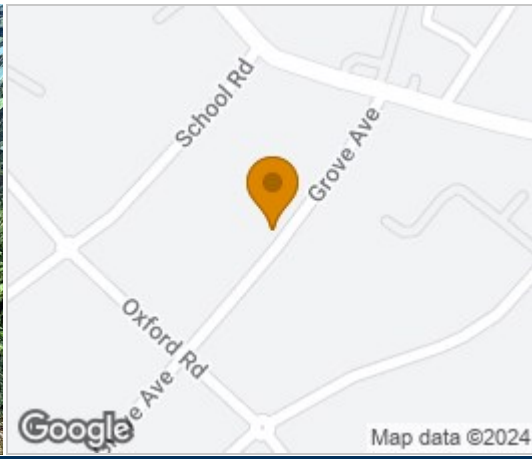
Communal Garden Area

With paved patio area and lawn turfed area with fencing and shrubbery surround.

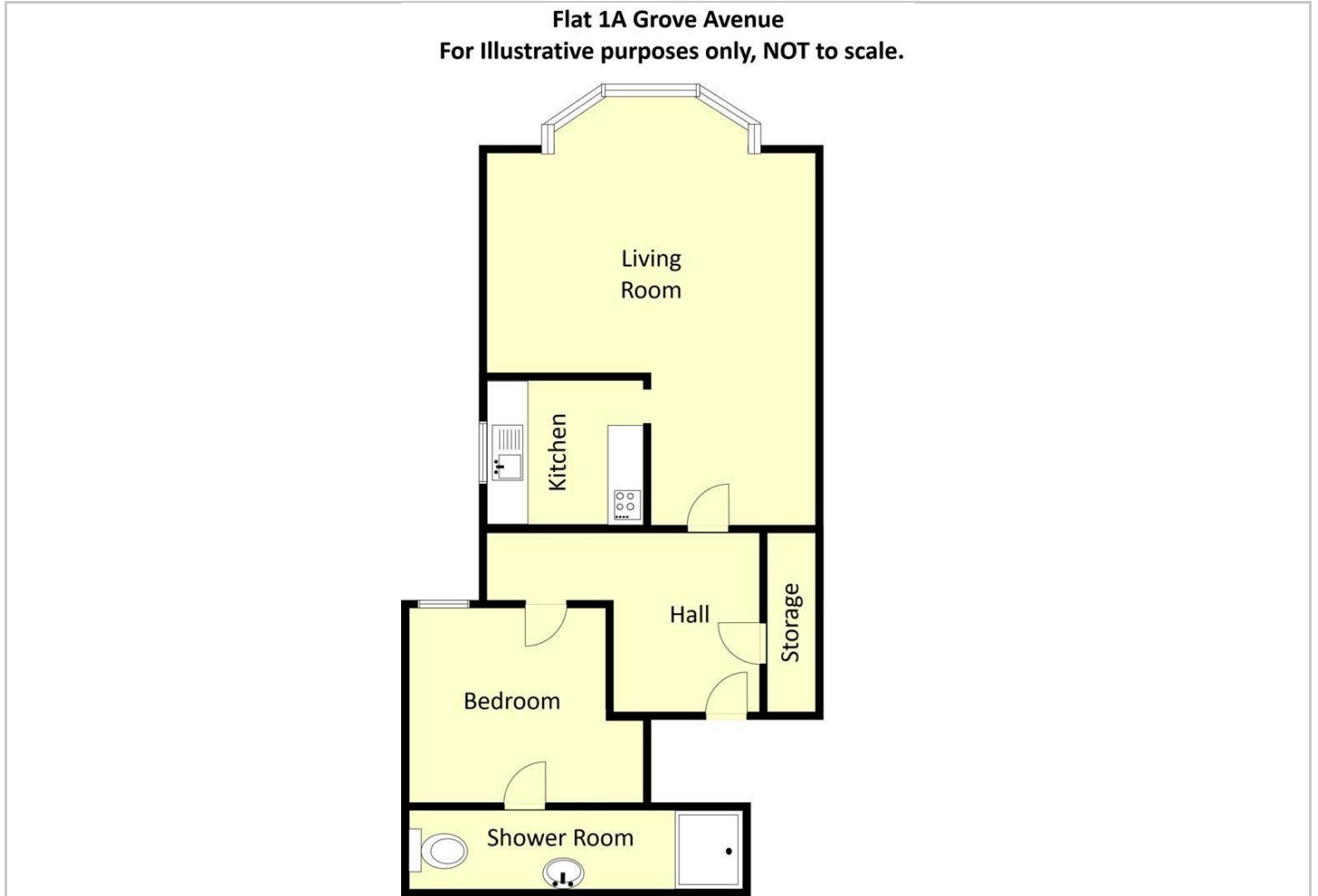
Council Tax Band

According to the Direct Gov website the Council Tax Band for 8, Grove Avenue Moseley, Birmingham, West Midlands, B13 9RU are Band A for Flat 1, Flat 1A and Flat 2 and the annual Council Tax amount is approximately £1,270.48. Band B for Flat 3 and the annual Council Tax amount is approximately £1,482.23, subject to confirmation from your legal representative.





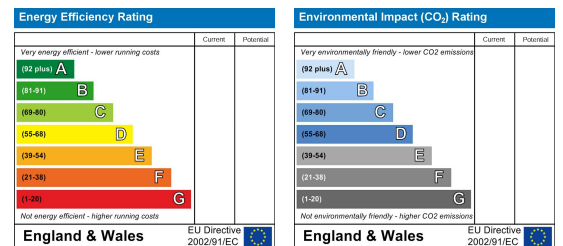
Floor Plan



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.