



## Flat 1 75 School Road

Moseley, Birmingham, B13 9TF

Offers Over £155,000



Lovely two bedroom, ground floor flat located in this popular Moseley location on School Road. Close 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. In brief, this bright ground floor flat consists of; communal hallway, leading to flat hallway, open kitchen, living room with door giving access to communal gardens, two bedrooms and bathroom. Energy Efficiency Rating D. The property further benefits from double glazing, electric heating and no upward chain and leafy gardens. To arrange your viewing of this lovely apartment please contact our Moseley office.



#### Approach

This property is approached via a communal pathway leading to a communal front entry door into communal hallway with front entry door opening into:

#### Hallway

With ceiling light point, laminate flooring, two central heating radiators and open walkway into:

#### Kitchen

5'5" x 7'6" (1.66 x 2.31)

With grey wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, cooker, 'AEG' Hob with extractor over, tiled surround, built-in fridge and freezer, 'Indesit' washing machine, wall mounted 'Main' combination boiler, double glazed window to the side aspect, wall mounted intercom system and ceiling light point.

#### Living Room

12'7" x 9'0" (3.84 x 2.75)

With central heating radiator, double glazed window to the side aspect, laminate flooring, ceiling light point and double glazed door leading out to the communal garden area.

#### Bedroom One

8'11" x 9'6" (2.73 x 2.90)

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

#### Bedroom Two

6'9" max x 5'3" min x 10'7" (2.08 max x 1.62 min x 3.23)

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

#### Barthroom

10'8" x 5'5" (3.26 x 1.66)

With tiled flooring, three piece white bathroom suite comprising low flush WC, panel bath with mixer tap; over and shower attachment above, sink on pedestal with mixer tap, central heating radiator, tiling surround, ceiling spotlights, wall mounted extractor and opaque window to the side aspect.

#### Communal Gardens

With patio area, lawned area with hedgerows and fencing surround.

#### Tenure

We have been informed by our vendors the property is Share of Freehold and that the lease term remaining is approximately 951 years, the ground rent is approximately £50.00 per annum and the service charges are approximately £136.50 per month (subject to confirmation from your legal representative).

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 1, 75 School Road, Moseley, Birmingham, B13 9TF is band A and the annual Council Tax amount is approximately £1,389.17 subject to confirmation from your legal representative.





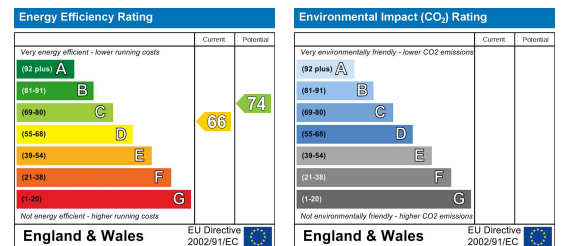
## Floor Plan



## 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.