



## Flat 2, 35 Kingswood Road

Moseley, Birmingham, B13 9AN

Offers Over £120,000



**\*\*ONE BEDROOM FIRST FLOOR FLAT IN MOSELEY WITH NO UPWARD CHAIN REQUIRING SOME MODERNISATION!!** We are delighted to offer this one bedroom first floor flat located in this converted home in Moseley on Kingswood Road, offering good access to nearby Moseley Village with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre and benefit of the upcoming Moseley Train Station. Being an ideal first purchase or investment. The property benefits from no upward chain, central heating, double glazing (where stated) and the property briefly comprises; communal fore grounds, communal hallway, flat landing, living room, kitchen, bathroom, bedroom. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley Office.



### Approach

This one bedroom first floor flat is approached via a communal door opening into communal hallway leading to a wooden front entry door with stairs giving rise to the first floor accommodation.

### Landing Area

With loft access point (not inspected), central heating radiator, two ceiling light points, door opening into airing cupboard housing 'Worcester' combination boiler and providing plentiful storage and doors opening into:

### Kitchen

9'1" x 9'0" (2.78 x 2.75)

With ceiling light point, lino to flooring, base unit with sink and drainer and two taps over, space for fridge freezer, space for washing machine, double glazed window to the side aspect and central heating radiator.

### Living Room

12'4" x 16'6" (3.77 x 5.03)

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

### Bedroom

11'2" x 13'4" (3.42 x 4.08)

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

### Bathroom

5'6" x 5'11" (1.69 x 1.81)

With three piece white bathroom suit comprising ceiling light point, double glazed opaque window to the side aspect, lino to flooring, central heating radiator, low flush WC, sink on pedestal with two taps over and panel bath with two taps over and splash backs.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 2, 35 Kingswood Road Moseley, Birmingham, B13 9AN is band A and the annual Council Tax amount is approximately £1,389.17 subject to confirmation from your legal representative.

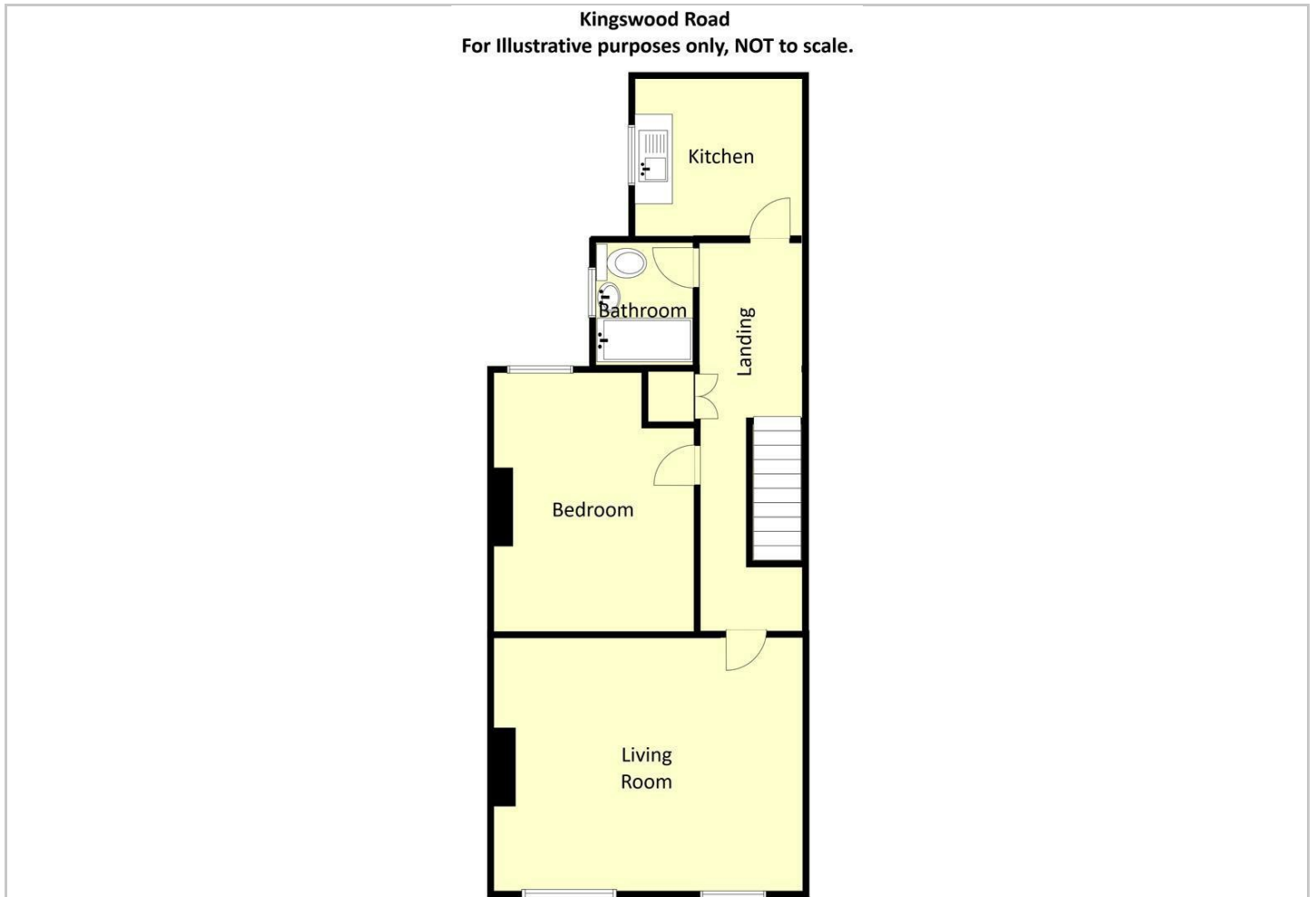
### Tenure

We have been informed by our vendors the property is Leasehold and the Vendor has informed us that the lease has 114 years remaining and the service charge is £300.00 per annum and the ground rent is a £10.00 per annum (subject to confirmation from your legal representative).





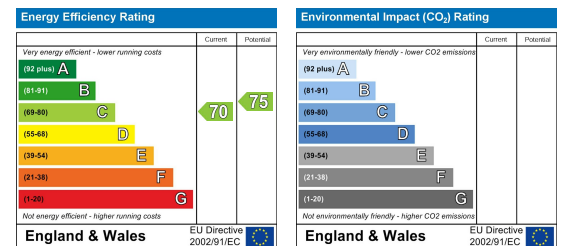
## Floor Plan



## 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.