



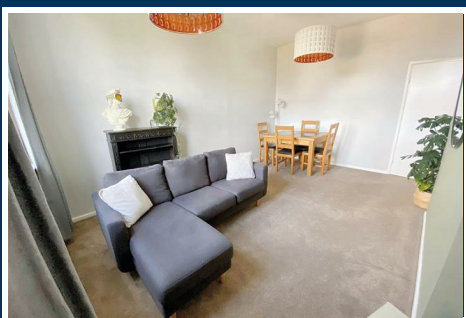
Flat 5 77 School Road

Moseley, Birmingham, B13 9TF

Offers Over £200,000



****LOVELY TOP FLOOR TWO BEDROOM FLAT IN PRIME LOCATION WITH NO UPWARD CHAIN!!**** Well presented two bedroom top floor flat in prime location in Moseley on School Road 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 top floor flat consists of; communal hallway, leading to flat hallway, kitchen, living room, two bedrooms and re-fitted bathroom. Energy Efficiency Rating D. The property further benefits from double glazing, central heating and no upward chain and leafy gardens. To arrange your viewing of this lovely apartment please contact our Moseley office.



Approach

This two bedroom, second floor apartment is approached via a communal front garden with pathway leading to:

Communal Hallway

With stairs giving rise to the first floor accommodation with wooden door opening into inner lobby with stairs rising to the top floor accommodation.

Hallway

With double glazed window to the rear aspect, two Velux roof windows, central heating radiator, wall mounted intercom system, ceiling light point, door opening into airing cupboard providing useful storage space and housing Worcester boiler and water tank and a further door opening into:

Kitchen

7'5" x 12'3" (2.26 x 3.73)

With white wall and base units with wooden effect work surfaces incorporating stainless steel one and a half bowl sink and drainer with mixer tap over, built-in fridge, space facility for freezer, 'Indesit' dishwasher, space facility for washer dryer, in-built cooker, hob and extractor, tiling to splash backs, double glaze window to the side aspect, central heating radiator, ceiling light point, door opening into eaves storage space and lino to flooring.

Living Room

16'1" x 11'11" (4.90 x 3.63)

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

Bedroom One

12'3" x 14'0" (3.73 x 4.27)

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

Bedroom Two

9'6" x 13'7" (2.90 x 4.14)

With double glazed window to the front aspect, central heating radiator, ceiling light point and door opening into storage cupboard providing useful storage and loft access point (not inspected).

Bathroom

9'10" x 5'7" (3.00 x 1.70)

Being recently re-fitted with three-piece white bathroom suite comprising low flush WC, sink on vanity unit with mixer tap over, bath with mixer tap over and rainfall shower over, lino to flooring, tiling to splash backs, double glazed opaque window overlooking the rear aspect, ceiling light point and central heating towel rail.

Rear of the Property

Communal parking area and private bike storage unit.

Tenure

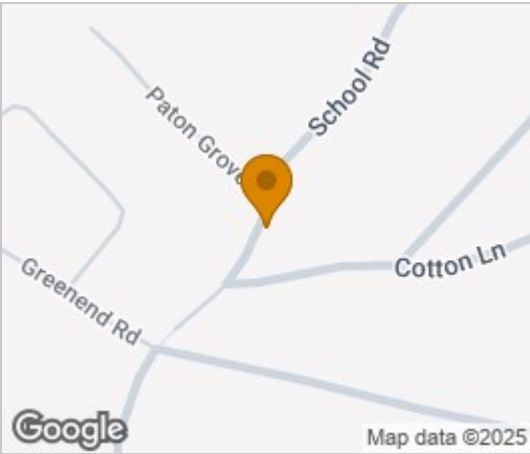
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 154 years and the ground rent and the service charges combined are approximately £798.12 per annum (subject to confirmation from your legal representative).

Council Tax Band

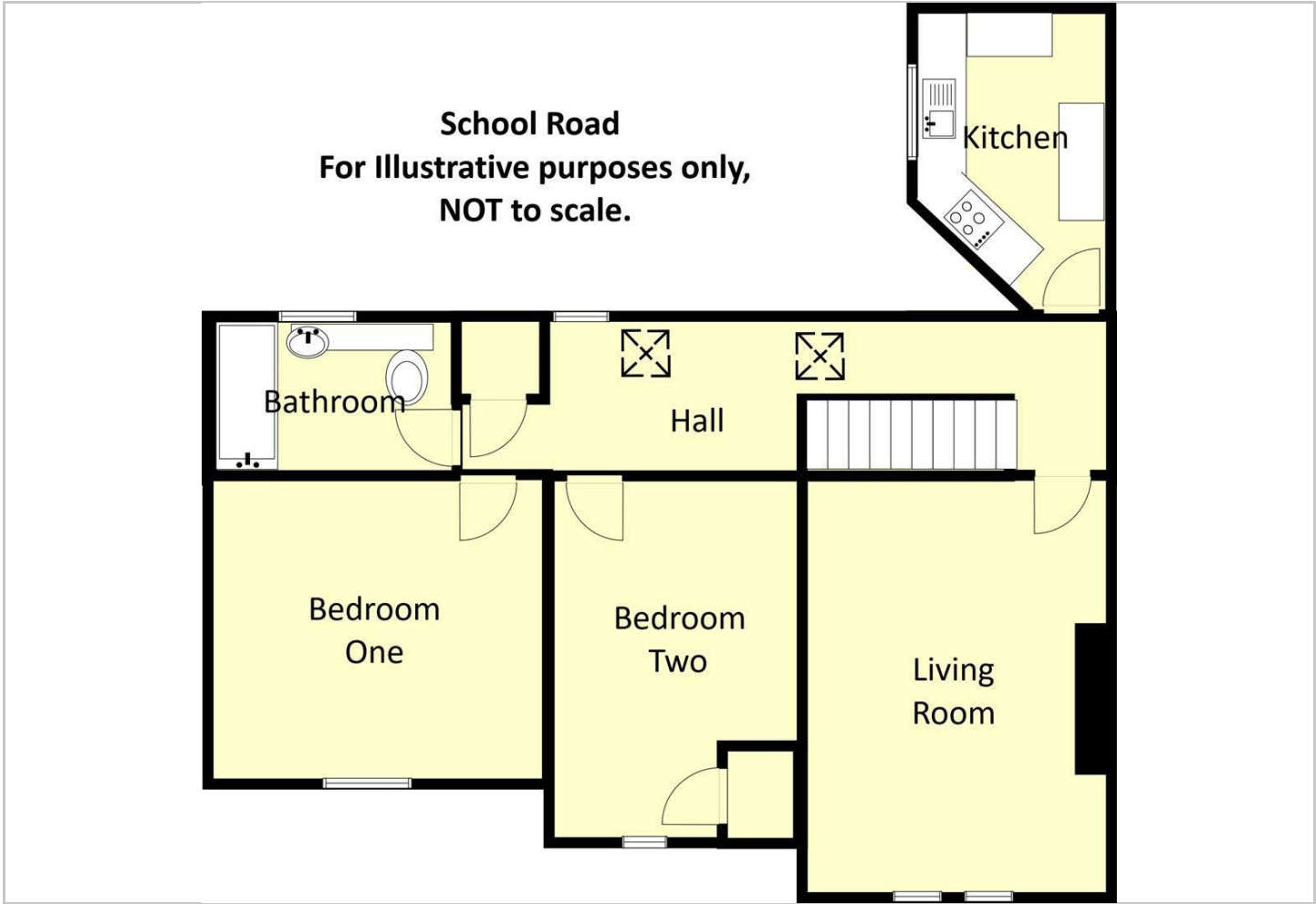
According to the Direct Gov website the Council Tax Band for Flat 5, 77 School Road, Moseley, Birmingham, B13 9TF is band A and the annual

Council Tax amount is approximately £1,389.17
subject to confirmation from your legal
representative.





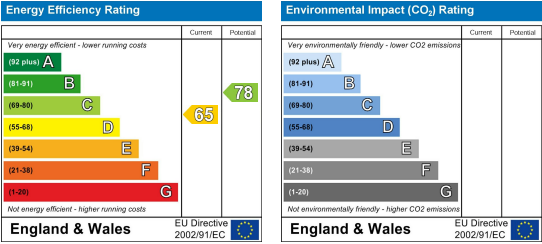
Floor Plan



Viewing

Please contact our Rice Chamberlains 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.