



2 Cleveland Court St. Agnes Road

Moseley, Birmingham, B13 9PR

Offers Over £190,000



Offering to the market this beautifully presented three bedroom ground floor flat located off St. Agnes Road in Moseley offering close links 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. The property benefits from central heating and double glazing and in brief the property comprises; porch, living room, kitchen, three bedrooms one of which could also be used as a study and a shower room. The property benefits from a patio area, garage in a separate block and offers no upward chain. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

The property is approached via a shared pathway leading to a opaque front entry door opening into:

Porch Area

With ceiling light point and further wooden door opening into:

Living Room

11'3" x 15'3" (3.45 x 4.65)

With sheet vinyl - wood effect flooring, double glazed window to the front aspect, two ceiling light points, coving to ceiling, central heating radiator and single glazed opaque door opening into:

Kitchen

8'0" x 8'8" (2.45 x 2.66)

With wood-effect laminate flooring, white wall and base units with marble effect work surfaces with stainless steel sink and drainer with two taps over, tiling throughout, wall mounted 'Worcester' combination boiler, space for fridge freezer and washer/dryer, space for cooker, ceiling light point and double glazed window to the rear aspect.

Hallway

From living room single glazed door opening into hallway with central heating radiator, door opening into under stairs storage cupboard providing useful storage and further doors opening into:

Bedroom One

11'5" x 12'3" (3.48 x 3.74)

With exposed wooden floorboards, ceiling light point, central heating radiator and double glazed window with accompanying patio door opening out to the rear patio area to the front aspect.

Bedroom Two

12'7" x 8'5" (3.84 x 2.58)

With dual double glazed windows to the side and rear aspect, ceiling light point, central heating radiator and wood-effect laminate flooring.

Bedroom Three/Study

6'0" x 8'8" (1.85 x 2.65)

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

Shower Room

8'8" x 6'5" (2.65 x 1.96)

With wood effect flooring, door opening into airing cupboard with central heating radiator and providing useful storage space, sink in vanity unit with two taps over, low flush WC, walk-in shower cubicle with 'Triton' shower over, double glazed opaque window to the rear aspect, ceiling light point, central heating radiator and tiling throughout.

Garage

In a separate block being clean, tidy and benefitting from dry conditions.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 132 years, the ground rent charges are a peppercorn payment and the service charges are approximately £616.36 per quarter (subject to confirmation from your legal representative).

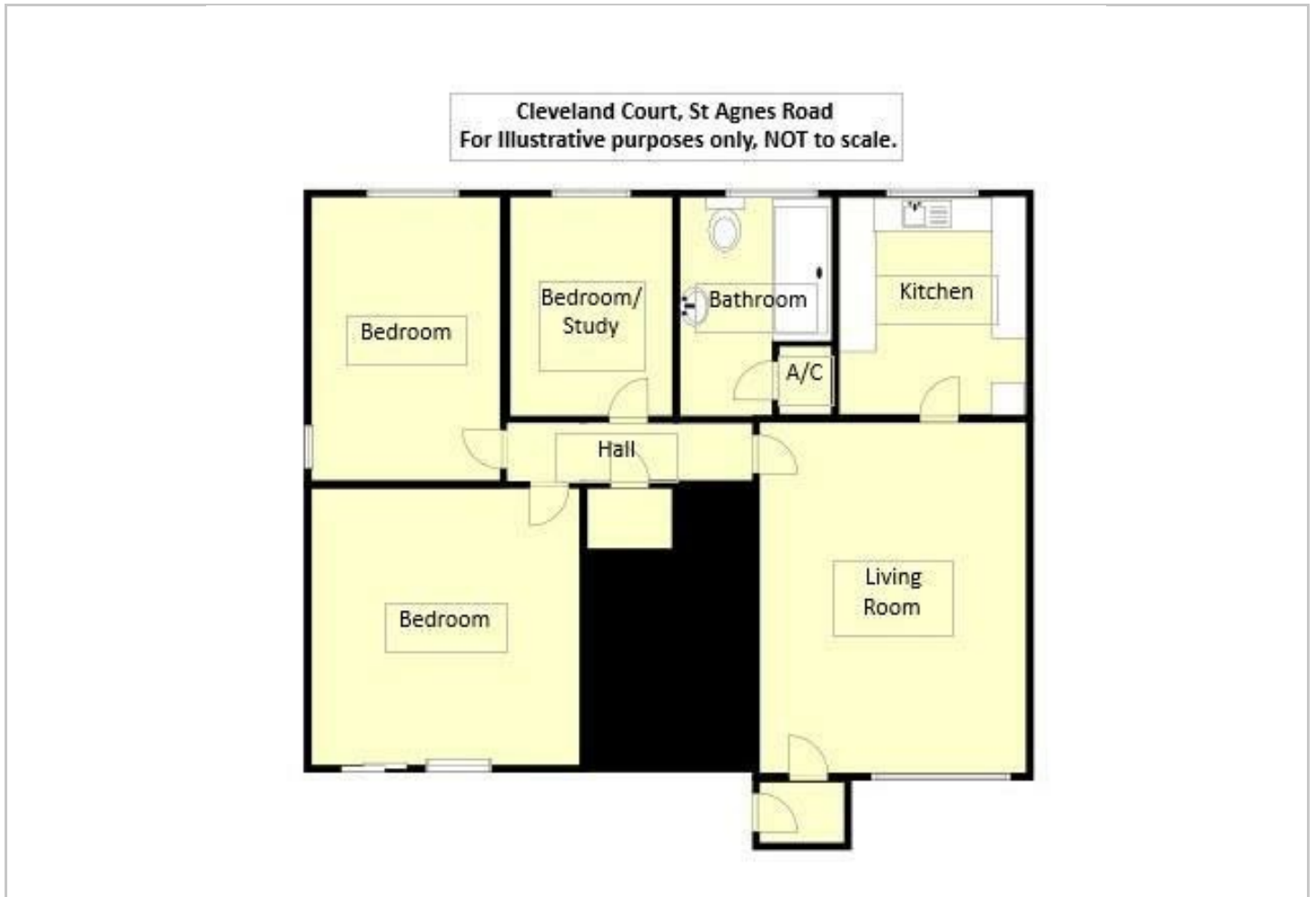
Council Tax Band

According to the Direct Gov website the Council Tax Band for 2 Cleveland, St. Agnes Road Moseley, Birmingham, B13 9PR is band B and the annual Council Tax amount is approximately is £1,620.70 subject to confirmation from your legal representative.





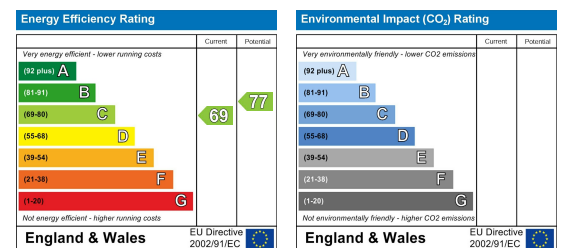
Floor Plan



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.