



Flat 1 66 Church Road

Moseley, Birmingham, B13 9AG

Offers Over £225,000



TWO BEDROOM GROUND FLOOR FLAT WITH GARDEN!* We are delighted to offer to the market this exceptional opportunity to purchase a little piece of Moseley charm! This two bedroom, ground floor, converted Flat boasts a wealth of character and period features and the benefit of a private rear garden on Church Road in Moseley offering excellent access to the popular Moseley Village located within easy reach of all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. Benefitting from no upward chain the accommodation offered consists of; communal parking, communal entrance, entrance hallway, superb character living room with fireplace, two bedrooms, bathroom, cellar, kitchen and access to a private rear garden. Energy Efficiency Rating D. For further information or to arrange your viewing please either call our Moseley branch.



Approach

The property is approached via a communal parking area leading to a communal door opening into communal hallway with wooden front entry door opening into:

Hallway

With ceiling light point, coving to ceiling, central heating radiator, part Minton flooring, wall mounted intercom system, door opening into storage cupboard providing useful storage and further doors opening into:

Reception Room

18'1" x 15'11" into bay (5.53 x 4.87 into bay)

With central heating radiator, picture rail, decorative coving to ceiling, ceiling light point with decorative ceiling rose, exposed wooden floorboards, single glazed bay window to the front aspect, single glazed window to side aspect and feature fireplace.

Bedroom One

14'0" x 16'8" (4.27 x 5.09)

With central heating radiator, single glazed bay window to the side aspect, ceiling light point, coving to ceiling, ceiling light point with decorative ceiling rose and two central heating radiators.

Bedroom Two

12'9" x 10'10" max (3.89 x 3.32 max)

With central heating radiator, laminate to flooring, ceiling light point and double glazed patio doors giving access to the rear garden.

Kitchen

8'8" x 9'7" (2.65 x 2.93)

With ceiling light point, central heating radiator, wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, space for fridge and freezer, cooker and washing machine, tiling surround, extractor fan, wall mounted Heatline boiler and double glazed window with an accompanying patio door gives access to the rear garden.

Cellar

8'3" x 4'8" 6'6"nd section 12'10" x 17'11" (2.53 x 1.44 2nd section 3.92 x 5.48)

With ceiling light point and split into two sections.

Bathroom

8'2" max x 3'11" min x 8'3" max x 3'8" (2.50 max x 1.21 min x 2.52 max x 1.12)

With tiling to flooring, tiling surround, three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with

mixer tap over and Triton shower over, wall mounted extractor fan, opaque double glazed window to the side aspect, ceiling light point and central heating towel rail.

Garden

With decked area, fencing surround and borders to side.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 990 years, the ground rent is zero and the service charges are approximately £65.00 per month (subject to confirmation from your legal representative).

Council Tax Band

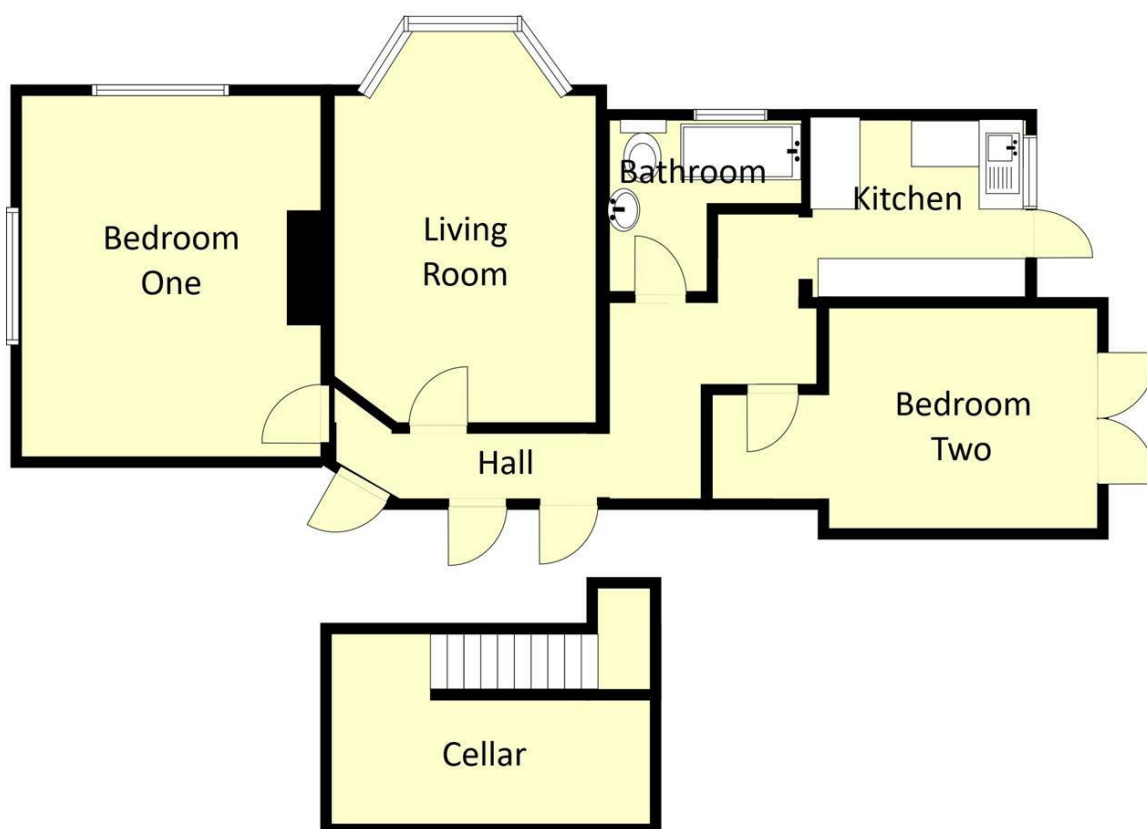
According to the Direct Gov website the Council Tax Band for Flat 1, 66 Church Road Moseley, Birmingham, B13 9AG is band A and the annual Council Tax amount is approximately £1,389.17. subject to confirmation from your legal representative.





Floor Plan

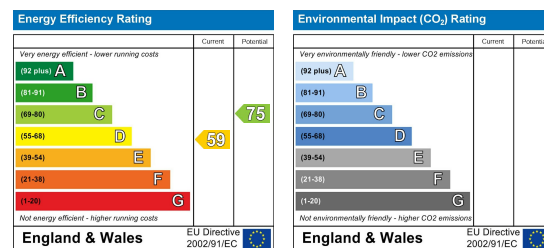
Church Road
For Illustrative purposes only, NOT to scale.



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.