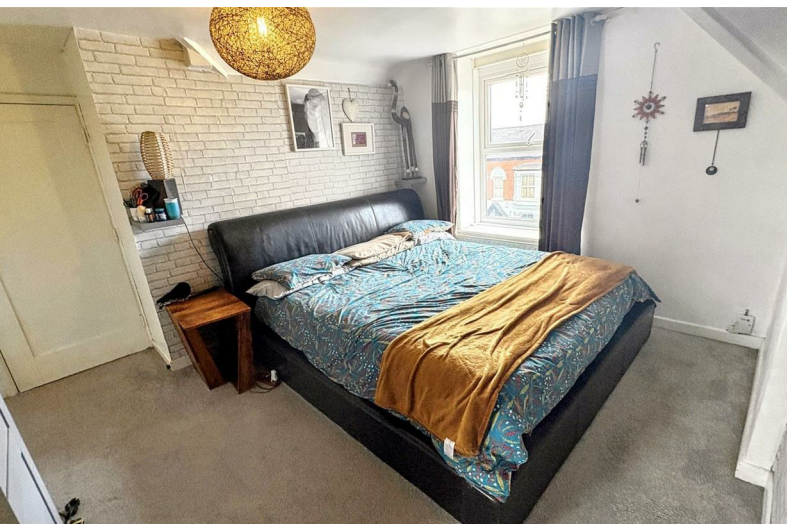




## Flat 3 30 Church Road

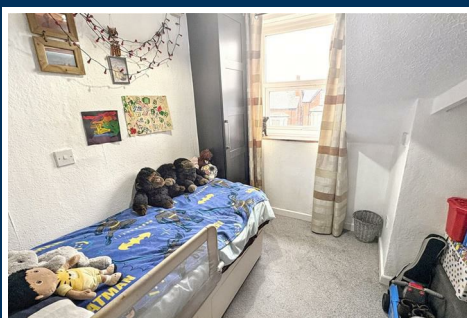
Moseley, Birmingham, B13 9AG

Offers Over £130,000





**\*\*TWO BEDROOM TOP FLOOR FLAT IN MOSELEY!!\*\*** We are delighted to offer this two bedroom top floor flat located in this nicely converted period home in Moseley 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 briefly comprises; communal area which is well maintained, communal gardens, communal hallway and separate staircase leading to the apartment. The property benefits from both rear and front parking (not allocated), kitchen and lounge area, breakfast bar area, two bedrooms, bathroom and useful storage space. Energy Efficiency Rating D. To arrange a viewing to fully appreciate the accommodation on offer, please contact our Moseley Office.



### Approach

With a communal front door opening into communal hallway with stairs giving rise to the top floor with door opening into:

### Hallway

With stairs giving rise to the landing hallway with fire exit door, useful storage space, ceiling light point, loft access point and doors opening into:

### Living/Kitchen Room

14'2" x 12'6" (4.34 x 3.83)

With laminate wood effect flooring, double glazed windows to the rear aspect, a selection of wall and base units with work surfaces over, tiling to splash backs, washing machine, breakfast bar, free standing cooker space and for fridge freezer and breakfast area and space for gas central heating radiator.

### Bedroom One

13'2" x 13'6" x 10'5" (4.03 x 4.12 x 3.19)

With a double glazed bay window to the front aspect ceiling light point and carpet flooring

### Bedroom Two

5'11" x 8'1" x 8'10" (1.81 x 2.48 x 2.70)

With double glazed window to the front aspect and ceiling light point and carpet flooring,

### Bathroom

5'8" x 6'0" (1.73 x 1.84)

With ceiling light point, panel bath with hot and cold taps and shower over, sink with hot and cold mixer tap, low flush WC, double glazed opaque window to the rear aspect, central heating radiator and wood effect ceramic flooring,

### Communal Grounds

With patio area, secure garden shed and well maintained gardens and parking to the front and rear (not allocated).

### Council Tax Band

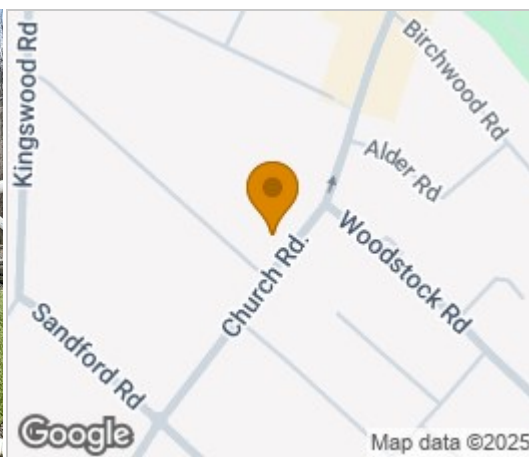
According to the Direct Gov website the Council Tax Band for Flat 3, 30 Church Road Moseley, Birmingham, B13 9AG is band A and the annual Council Tax amount is approximately £1,389.17, subject to confirmation from your legal representative.

### Tenure

We have been informed by our vendors the property is Leasehold and the lease term remaining is approximately 120 years, the ground rent is a peppercorn payment and the service charges are approximately £1,461 per annum (subject to confirmation from your legal representative).







## Floor Plan

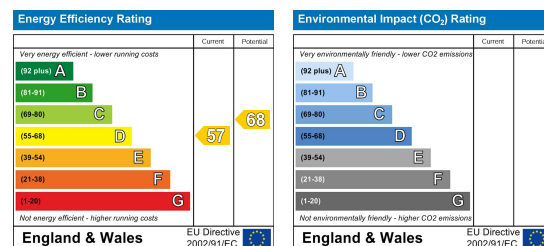
Church Road - NOT TO SCALE - For illustrative purposes only



## 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.