



Flat 4, 30 St. Agnes Road

, Birmingham, B13 9PW

Offers Over £174,950



LOVELY FIRST FLOOR FLAT IN BEAUTIFULLY CONVERTED BUILDING IN PRIME MOSELEY LOCATION This superb, first floor apartment is located in this beautifully converted property which offers a wealth of period charm and character and is located in the much sought after location on St. Agnes Road in Moseley. Offering excellent access into Moseley Village with all of its associated amenities including cafes, bars, restaurants, shopping facilities and local transport links into the City Centre and benefit of the upcoming opening of the train stations in both Kings Heath and Moseley, which are due to open soon. Being offered with a share of freehold the accommodation on offer briefly comprises; Communal parking and stairs leading to communal hallway and door into Flat hallway, living room, bedroom, bathroom and kitchen, communal gardens. The property also benefits from no upward chain. Energy Efficiency Rating E. To arrange your viewing of this lovely flat please call our Moseley branch or alternatively visit our website.



Approach

The property is approached via a driveway leading to step to the communal front entry door opening into:

Communal hallway

With front entry door opening into:

Hallway

With ceiling spotlight, engineered flooring and doors opening into:

Living Room

12'2" x 13'1" (3.72 x 4.0)

With ceiling light point, wall mounted electric radiator, double glazed windows to the rear aspect, coving to ceiling and door opening into:

Inner Hallway

With door opening into storage cupboard housing the water tank, ceiling spotlights, steps leading down into hallway, double glazed window to the side aspect, loft access point and further doors opening into:

Kitchen

7'1" x 9'7" (2.18 x 2.94)

With a selection of wall and base units with wood effect work surfaces over incorporating sink and drainer with mixer tap, space for fridge freezer, washer/dryer and dishwasher, built-in cooker and hob with extractor over, laminate wood effect flooring, ceiling light point and tiling to splash backs.

Bathroom

9'6" x 6'11" x 4'7" (2.91 x 2.13 x 1.40)

With marble effect lino to flooring, panel bath with hot and cold taps and shower over, low flush WC, sink on pedestal with two taps over, tiled to half wall

height, wall mounted heated radiator, ceiling light point and double glazed opaque window to the side aspect.

Bedroom

10'9" x 13'9" x 20'1" into bay (3.29 x 4.20 x 6.13 into bay)

With laminate wood effect flooring, double glazed bay window to the rear aspect and two ceiling light points.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 4, 30 St Agnes Road Moseley, Birmingham, West Midlands, B13 9PW is band B and the annual Council Tax amount is approximately £1,406.42 subject to confirmation from your legal representative.

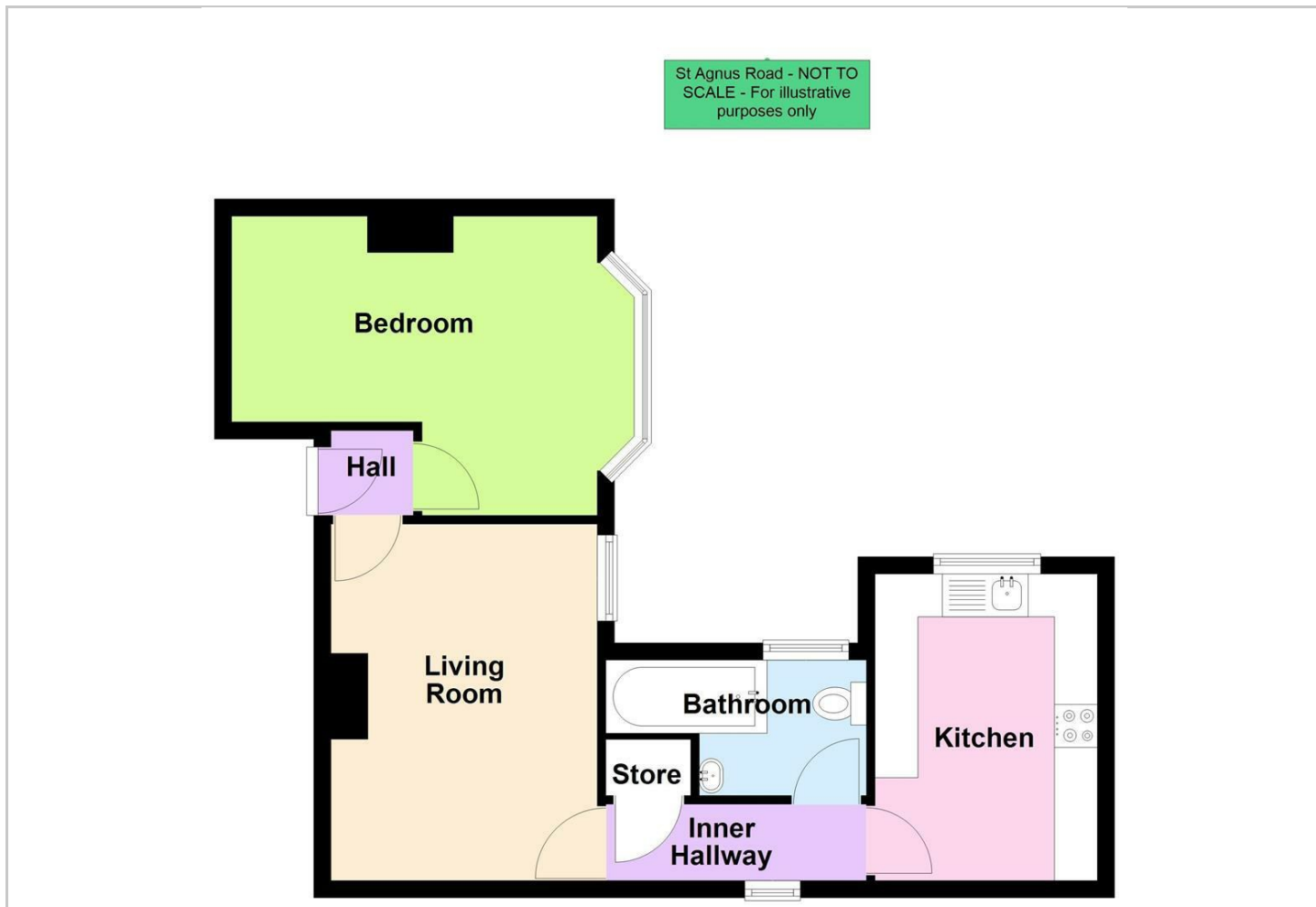
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 955 years left (999 years from 1981). Annual Service Charge (including Ground Rent which is peppercorn, property expenses, maintenance and buildings insurance) is approx. £1,967.44 per annum and an additional fee towards property sinking fund of approx. £486.48 per annum.





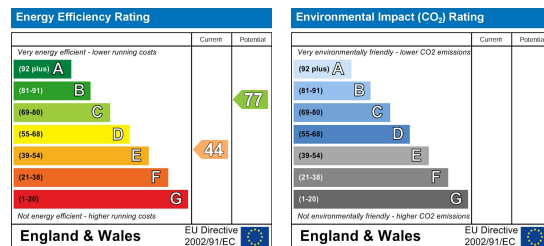
Floor Plan



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.