



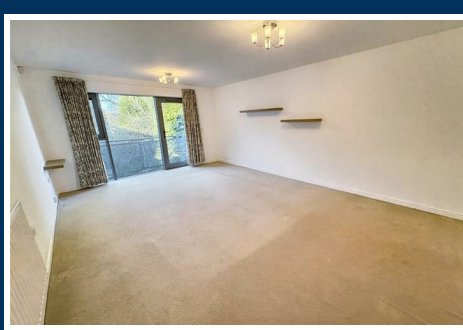
5 Hawthorne Gardens

Moseley, Birmingham, B13 0BE

Price Guide £175,000



STUNNING TWO BEDROOM APARTMENT WITH WONDERFUL VIEWS! With arguably some of the finest views in Moseley this beautifully presented, two bedroom, first floor apartment is something a little special and should be viewed in order to fully appreciate what is on offer. The apartment itself over-looks Moseley golf course to the rear of this private development which is located in proximity of Moseley Village and Kings Heath High Street, ideal for local amenities and transport links, with the upcoming opening of the train stations in both Kings Heath and Moseley. Available to purchase with vacant possession. It has the benefit of a new combi-boiler fitted in July 2023. In brief the accommodation offered consists of: secure gated access, allocated parking, spacious entrance landing, entrance hallway, open-plan living room and dining kitchen and access to a full width balcony giving fantastic views, two bedrooms with bedroom one benefitting from an en-suite and an apartment bathroom. Energy Efficiency Rating C. To arrange your viewing of this stunning apartment please call our Moseley office.



Approach

The property is approached via a communal entrance and communal gardens leading to a communal front entry door opening into communal hallway with stairs giving rise to the first floor landing with wooden front entrance door opening into:

Apartment Hallway

With central heating radiator, ceiling light point, door opening into airing cupboard housing water tank and providing useful storage and further doors opening into:

Open Plan Living/ Dining and Kitchen total 37'4" (total 11.39)

Kitchen

10'2" x 9'5" (3.11 x 2.89)

With a selection of wooden wall and base units with marble effect work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap over, cooker, gas hob and Bosch extractor over, in-built washing machine, fridge and freezer, double glazed window to the front aspect and ceiling light point.

Living/Dining Area

13'10" x 18'4" (4.22 x 5.59)

With door opening into storage cupboard providing useful storage, central heating radiator, double glazed window to the side aspect, central heating radiator, two ceiling light point and double glazed patio doors with accompanying window giving views and access to the balcony with rear views.

Bedroom One

10'11" x 14'0" max (3.33 x 4.27 max)

With two built-in wardrobes, ceiling light point,

central heating radiator, double glazed window with an accompanying door opening out to the balcony with rear access views and door opening into:

En-Suite Shower Room

8'0" x 4'8" (2.46 x 1.43)

With low flush WC, sink on pedestal with mixer tap over, walk-in shower cubicle with shower attachment over, central heated towel rail, tiled surround, ceiling extractor, ceiling light point,

Bedroom Two

8'10" x 11'1" (2.70 x 3.39)

With double glazed window to the front aspect, central heating radiator, ceiling light point and door opening into storage cupboard providing useful storage.

Bathroom

6'2" x 6'5" (1.89 x 1.98)

With a three piece white bathroom suite comprising low flush WC, wall mounted sink with mixer tap over, panel bath with mixer tap over and shower attachment above, wall mounted central heated towel rail, ceiling extractor fan, ceiling light point and tiled surround.

Communal Gardens

Wrapping around the development and being laid mainly to mature lawns with mature trees, plants and shrubs.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 108 years, the ground rent is approximately £330.06 per annum and the service

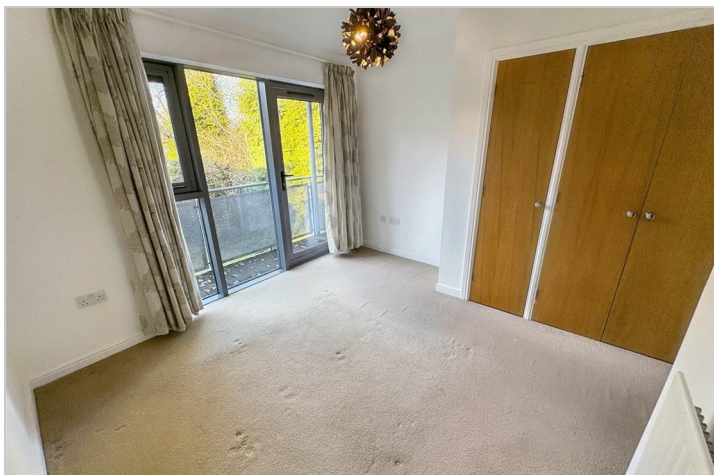
charges are approximately £242.00 per calendar month (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for 5 Hawthorne Gardens, Moseley, Birmingham, B13 0BE is band C and the annual Council Tax amount is approximately £1,693.98 subject to confirmation from your legal representative.

New Carpet Allowance

The owners have agreed to pay £1000 towards new carpet for the property, upon completion





Floor Plan

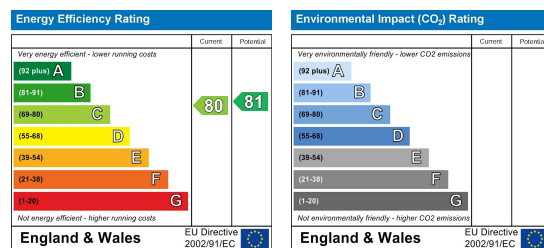
Hawthorne Gardens
For illustrative purposes only, NOT to scale.



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.