



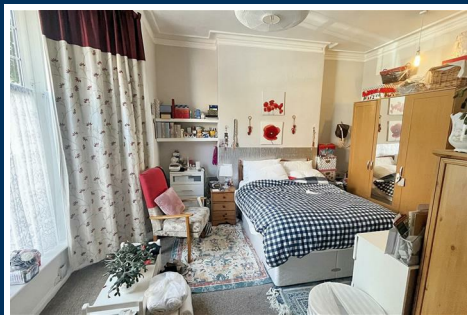
## 3 Caroline Road

Moseley, Birmingham, B13 8AL

Offers Over £450,000



**\*\* INVESTMENT OPPORTUNITY!! CURRENTLY CONVERTED INTO THREE SELF CONTAINED FLATS \*\*** We are delighted to offer to the market this substantial, three storey semi-detached property located on Caroline Road close to Moseley Village, ideally located for all of Moseley's amenities including shops, cafes and restaurants and also local transport links to the City Centre, with the planned Moseley Railway Station. The property is currently converted into three self contained flats comprising of; ground floor two bedroom flat with living room, bathroom, kitchen and access to a well maintained rear garden. Flat Two is a two bedroom flat on the first floor with a kitchen, living room and bathroom with the final Flat on the top floor being a one bedroom with a bathroom and open plan kitchen/diner/living room and offers an excellent investment opportunity. The EPC Rating for all flats are D. To arrange your viewing please contact our Moseley office to fully appreciate the accommodation on offer.



#### Approach

The property is approached via a communal door opening into communal hallway with wooden door opening into:

#### Flat One

##### Hallway

With two ceiling light points, wall mounted intercom system, central heating radiator, door opening into storage cupboard providing useful storage and doors opening into:

##### Living Room

14'8" x 11'1" (4.49 x 3.39)

With ceiling light point, door opening into storage cupboard, two double glazed windows to the side aspect and central heating radiator.

##### Kitchen

11'3" x 9'4" (3.44 x 2.85)

With laminate to flooring, wall and base units, wooden effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, ceiling light point, central heating radiator, wooden single glazed door and double glazed windows giving views and access to the rear garden.

##### Rear Garden

With a paved patio area leading to lawn turfed area with decorative shrubs and plants to borders and surround and fencing to borders.

##### Bedroom One

15'10" x 14'9" (4.85 x 4.5)

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

##### Bedroom Two

14'1" x 10'7" (4.30 x 3.25)

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

#### Bathroom

6'0" x 10'0" ( 1.83 x 3.05)

With a three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, panel bath with two taps over and shower attachment above, wall mounted extractor fan, ceiling light point, central heating radiator, under stairs storage cupboard providing useful storage and lino to flooring.

#### Flat Two

##### Approach

From the communal hallway stairs gives rise to the first floor with wooden front entry door opening into:

##### Hallway

With wall mounted intercom system, two ceiling light points, central heating radiator, single glazed wooden door giving access to the fire exit and doors opening into:

##### Kitchen

13'2" x 8'3" (4.03 x 2.52)

With cream wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, integral electric hob and 'Logic' cooker, space for fridge freezer and washing machine, lino to flooring, central heating radiator, ceiling light point, double glazed window to the front aspect, wall mounted 'Worcester' combination boiler (Newly fitted in 2024), wall mounted extractor fan and door opening into useful storage cupboard.

##### Living Room

12'7" max x 13'1" (3.84 max x 4.01)

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

##### Bedroom One

11'3" x 13'8" (3.44 x 4.19)

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

#### Bedroom Two

10'5" x 14'1" (3.20 x 4.31)

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

#### Bathroom

8'1" x 6'2" (2.47 x 1.90)

With lino to flooring, three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, panel bath with mixer tap over and shower attachment above, wall mounted extractor, ceiling light point, double glazed opaque window to the side aspect and central heating radiator.

#### Flat Three

##### Approach

The property is approached via a communal hallway with door giving access to stairs giving rise to the top floor accommodation with wall mounted intercom system, central heating radiator, Velux window, door opening into storage cupboard, further door opening into airing cupboard housing the wall mounted boiler and door opening into:

##### Open Plan Kitchen/Living Room

13'7" x 19'5" (4.15 x 5.92)

With wooden laminate to flooring with kitchen area having base units with marble effect work surfaces incorporating stainless steel sink and drainer with two taps over, 'Cad' cooker and electric hob, extractor fan, double glazed window to the rear aspect, ceiling strip light, space for washing machine and fridge freezer. Living area with central heating radiator, continued laminate to flooring and ceiling light point.

#### Bedroom

13'5" x 13'7" (4.11 x 4.15)

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

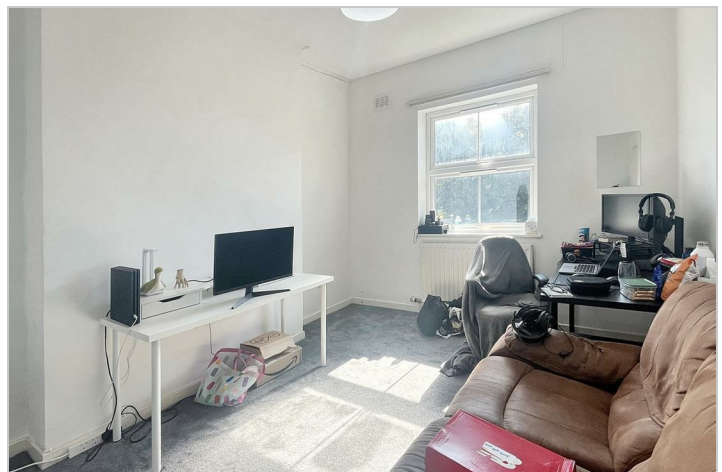
#### Bathroom

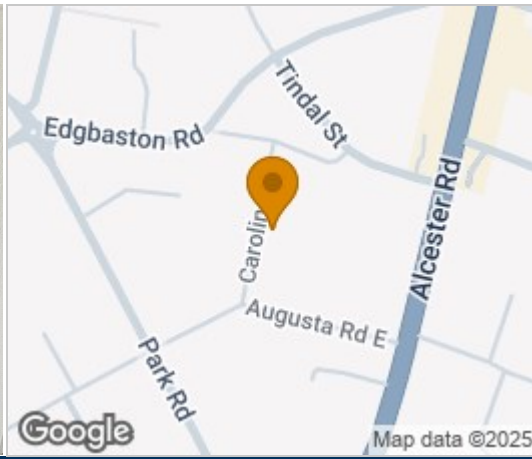
6'9" x 6'0" (2.08 x 1.84)

With double glazed opaque window to the side aspect, three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, walk-in shower cubicle with shower over, laminate to flooring, tiling surround, wall mounted extractor fan, ceiling light point and central heating towel rail.

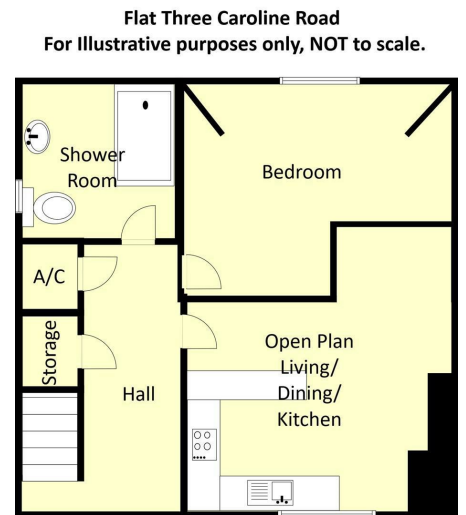
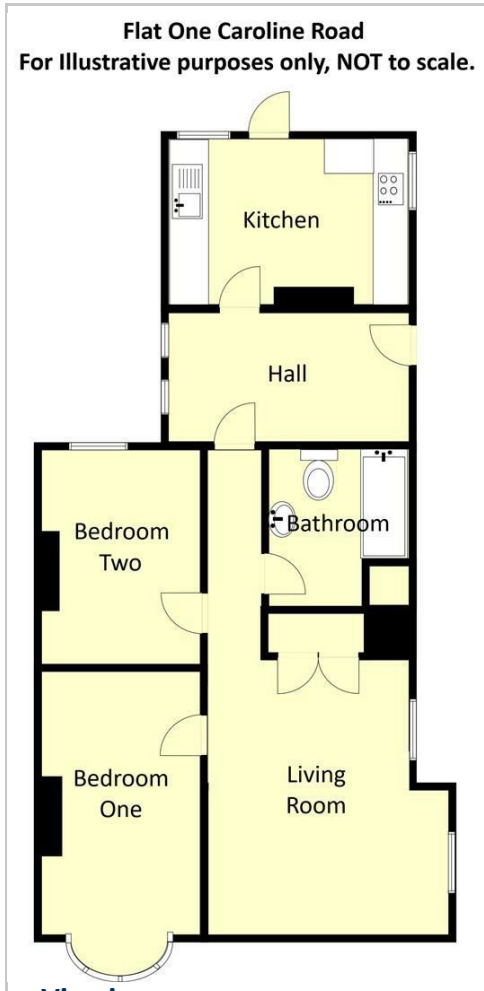
#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 3 Caroline Road Moseley, Birmingham, West Midlands, B13 8AL are Band A for Flat 1, Flat 2 and Flat 3 and the annual Council Tax amount is approximately £1,389.17, subject to confirmation from your legal representative.





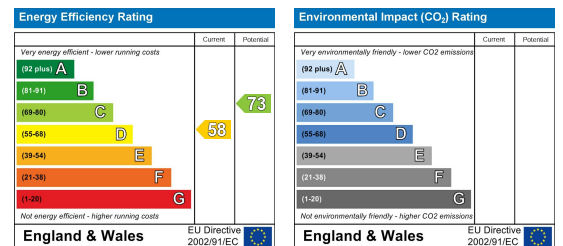
## Floor Plan



## 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.