

for sale

**£160,000** Leasehold



## Flat 19, Florence House Park Road Moseley Birmingham B13 8AH

### Notice of Offer:

We advise that an offer has been made for the above property in the sum of £150,000.

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.



Residential Sales & Lettings | Mortgage Services |  
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# Property Details

## Entrance Hall

Wall mounted radiator, doors to

## Lounge/Dining Room 23' 7" max x 12' 4" ( 7.19m max x 3.76m )

Double glazed window to rear inset into eaves, wall mounted radiator.

## Kitchen 17' 8" x 8' 8" ( 5.38m x 2.64m )

Double glazed window/skylight to side, range of wall and base units, sink with drainer, oven with hob and hood.

## Bedroom One 19' 2" max x 13' 11" ( 5.84m max x 4.24m )

Double glazed window to rear inset into eaves, storage cupboard, wall mounted radiator, door to en suite.

## En Suite

Hand wash basin, low level W.C., shower cubicle.

## Bedroom Two 11' x 8' 8" ( 3.35m x 2.64m )

Double glazed skylight, wall mounted radiator.

## Bathroom

Double glazed skylight, hand wash basin, low level W.C., bathtub with shower overhead, heated towel rail.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
 BIRMINGHAM B14 7BW

Property Ref: KTH310651 - 0007

Tenure:Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as **Leasehold packs**.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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