



## Flat 1 3 Greenhill Road

Moseley, Birmingham, B13 9SR

Offers Over £250,000



Rice Chamberlains are pleased to present this DELIGHTFUL TWO BEDROOM, GROUND FLOOR FLAT IN THE EVER POPULAR MOSELEY TRIANGLE!

Being excellently positioned on this highly desirable road with access to both Moseley Village and Kings Heath High street, the location also boasts good transport routes, with the new Kings Heath and Moseley train station as well as popular cafes, restaurants, community hubs, schools and beautiful parks and green spaces!

This special flat comes with the added benefit of being in a lovely Victorian Semi-detached Share of Freehold property, and the flat briefly comprises of communal hallway to front door, flat hallway with original Minton tiles, a bright and airy living room, a spacious double bedroom, a second bedroom, bathroom and chic fitted kitchen. It is also complimented by a private rear garden which is well-maintained, as well as a basement which is currently being utilised as an additional room and offers storage space too. The Energy Efficiency rating is E. To truly appreciate this lovely flat, call our Moseley office today!



#### Approach

With front entrance door opening in to:

#### Hallway

With original Minton tile floor covering, ceiling light point, ceiling spot light, three wall light points, central heating radiator, white solid wood panelling to side, three internal windows, doors opening in to; bedrooms one & two, the kitchen, living room, bathroom and further door opening and steps leading down to:

#### Living Room

12'10" x 12'11" (3.93m x 3.95m)

With original solid wood floor covering, ceiling light point, painter rails, cornice to ceiling, skirting boards, central heating radiator and double glazed timber framed windows to the front aspect with curtain rail over.

#### Kitchen

6'7" x 11'0" (2.03m x 3.37m)

With grey tile to floor covering, emerald green hexagonal tiling to splash backs, ceiling spot light, double glazed PVC window to the rear aspect, solid wood with double glazed PVC window leading to the garden and patio area, grey solid wood wall and base units with silver handles, dark grey work surfaces, stone based acrylic sink with gold hot & cold mixer tap over, integrated cooker, grill and hob with

extractor fan over. Space facility for washing machine and integrated under counter fridge freezer, Aris boiler,

#### Bedroom One

14'9" x 13'9" (4.51m x 4.21m)

With original solid wood floor covering, ceiling light point with cornice to ceiling, central heating radiator, painter rails, double glazed high windows to the side aspect and further double glazed PVC windows to the rear aspect.

#### Bedroom Two

13'1" x 11'10" x 7'7" (4.01m x 3.63m x 2.33m)

With carpet floor covering, ceiling light point, central heating radiator, in-built shelving, double glazed PVC windows overlooking the garden and patio space via internal windows facing the hallway.

#### Bathroom

6'9" x 9'1" (2.06m x 2.79m)

With beige tile floor covering, white tiling to walls, ceiling spot lights, central heating radiator, high flush WC, wall mounted cabinets, free standing sink with separate hot & cold taps, corner bath with mixer tap over and shower overhead, shower panel, two internal opaque square windows facing out to the to the side aspect overlooking the garden and patio area.

### Basement Hallway

With carpet floor covering, space facility for storage ahead and opening in to:

### Basement Room

12'4" x 12'8" (3.77m x 3.88m)

With carpet floor covering, skirting boards to side, central heating radiator, ceiling light point (TBD), air vent,

### Rear Garden

With two patio areas, a lawned garden, side access, and a fenced surround, enjoying a desirable north-east facing aspect.

### Tenure

We have been informed by our vendors that the property is Share of Freehold and that the lease term is 999 years remaining, the ground rent is zero and the service charges are discussed on a yearly basis between both flat owners (subject to confirmation from your legal representative).

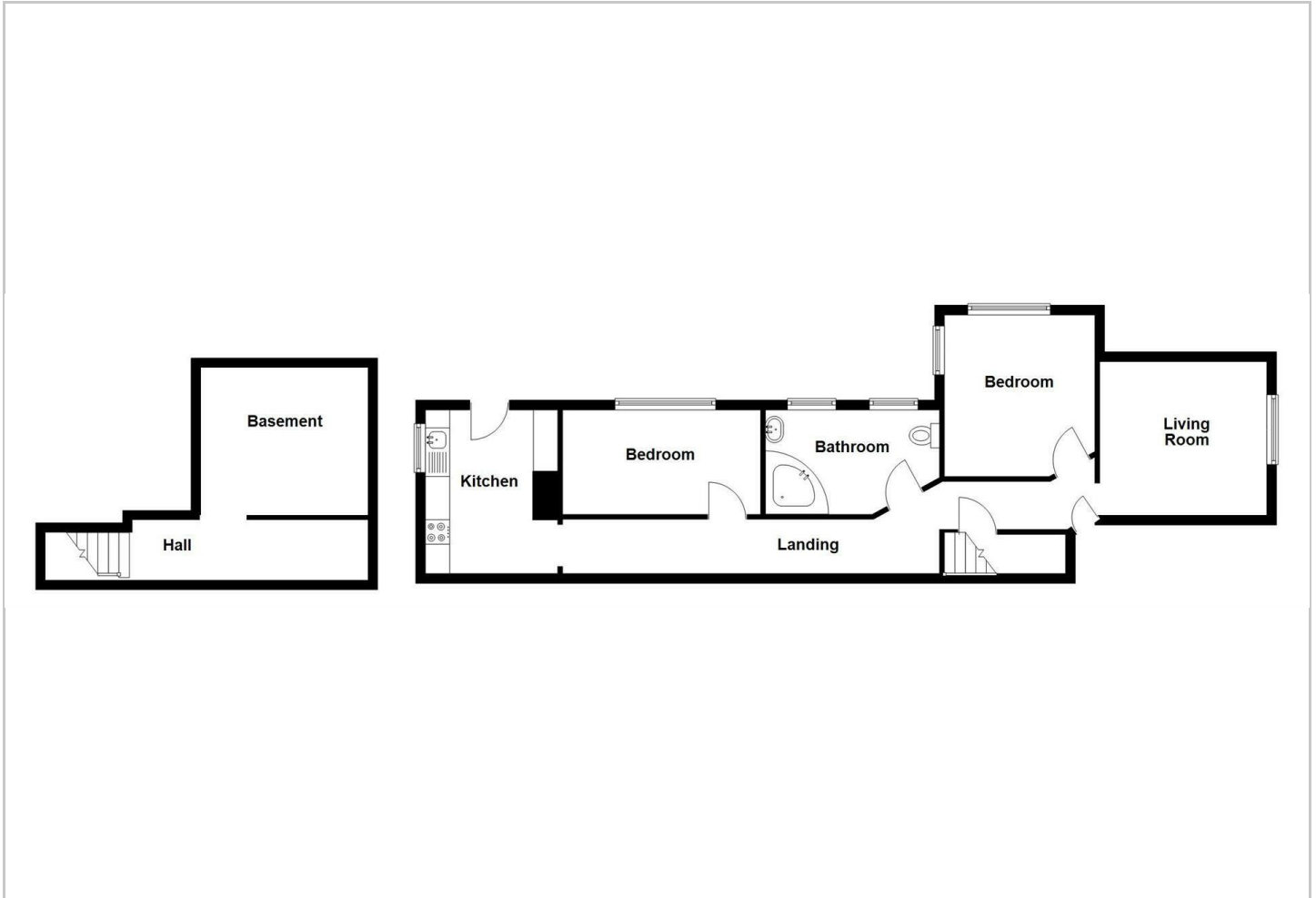
### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 1, 3 Greenhill Road Moseley, Birmingham, West Midlands, B13 9SR is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.





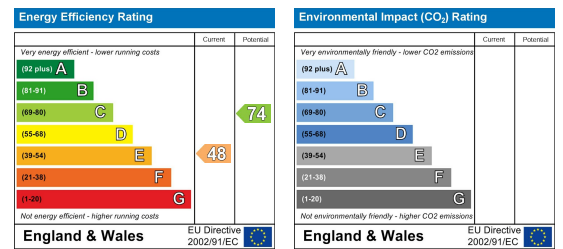
## Floor Plan



## 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.