



80 St. Marys Row

Moseley, Birmingham, B13 9EF

Offers Over £159,950



GORGEOUS ONE BEDROOM MODERN APARTMENT IN THE HEART OF MOSELEY Ideally located, this immaculate apartment benefits from all of Moseley's delightful amenities, ranging from cafes, restaurants, grocers, pharmacies and Moseley Private Park and Pool. The property is also just a stones throw away from the new train station due to open, making it perfectly situated for transport routes throughout the city. In brief, this property comprises of secure block access, elevator access, well-maintained communal space, one bedroom, a fitted bathroom, L-Shaped open plan lounge and kitchen with integrated appliances and sash windows. The Energy efficiency rating is B. Call our Moseley office for a viewing Today!



Approach

With secure front door access to communal hallway with post boxes, lift, rear access to M&S car park, stairs and sheltered outdoor space for direct access into flat

Hallway

With laminate wood effect flooring, central heating radiator, ceiling light point, doors opening into two storage cupboards one housing the Vaillant combi boiler, intercom system and doors opening into:

L shaped Open Plan Living/Dining and Kitchen

21'6" x 6'3" x 20'5" x 7'7" (6.56 x 1.91 x 6.24 x 2.33)

With laminate wood effect floor covering, two central heating radiators, ceiling spotlights, Two double glazed windows to the front aspect and walkway into kitchen. With a selection of wall and base units with work surfaces over, integrated fridge freezer, space for washing machine, integrated cooker and induction hob with extractor over, under cupboard LED lighting

Bedroom

9'11" x 8'5" x 10'7" (3.03 x 2.59 x 3.23)

With central heating radiator, ceiling light point and double glazed window with in-built shutters.

Apartment Bathroom

7'2" x 5'6" (2.19 x 1.70)

With tiled to flooring, hidden cistern low flush WC, wash hand basin, bath with hot and cold mixer tap and mains powered shower over, tiling to walls, extractor fan and wall mounted heated towel radiator.

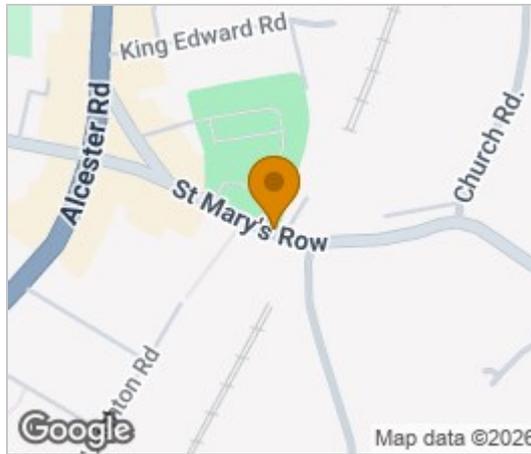
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 6, 80 St. Marys Row Moseley, Birmingham, West Midlands, B13 9EF is band A and the annual Council Tax amount is approximately £1,491.33 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 143 years, the ground rent is approximately £100.00 per annum and the service charge information can be provided upon request (subject to confirmation from your legal representative).





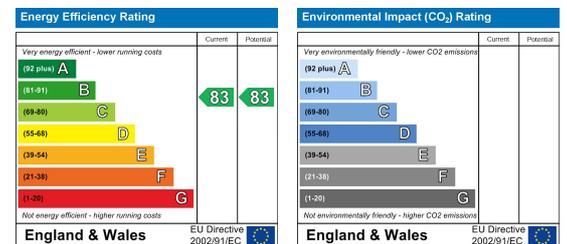
Floor Plan



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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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