Rice Chamberlains
ESTATE AGENTS LLP



Godrich House Highfield Road

Moseley, Birmingham, B13 9HR

Offers Over £130,000

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Delightful and modern one bedroom flat in a great Moseley Location!
This stunning flat is located on Highfield Road, being in close proximity to the village and benefiting from all of its local amenities such as; shops, cafes, Moseley private park and Pool as well as excellent transport links throughout the city via bus routes and the Moseley Train station which takes you in Birmingham City Centre!
The flat itself is slightly tucked away for privacy and located on the top floor, soaking in a flurry of natural sunlight. The property itself comprises of: an L-shaped hallway with ample storage cupboards, a dual aspect living room, a modern and chic kitchen, bathroom and spacious bedroom. There's the added benefit of double glazing throughout, gas central heating, a garage, a modern interior and parquet style flooring where specified! The Energy efficiency rating is TBD. To book a viewing and truly appreciate this gorgeous flat, call our Moseley office on 0121 442 4040!





Hallway
With wooden effect parquet flooring, recessed spots to ceiling, central heating radiator and three useful storage cupboards, one with meters and one providing space for a washing machine.

Living Room
15'8" x 9'10" (4.79 x 3.01)
With continued wooden effect parquet flooring, two ceiling light points, dual aspect double glazed windows to the side and rear aspects and central heating radiator.

Kitchen
7'3" x 8'9" (2.21 x 2.69)
With continued wooden effect parquet flooring, central hating radiator, ceiling light point, wall mounted light point, two double glazed windows to the side aspect, a selection of base units with work surfaces incorporating sink and drainer with mixer tap over, integrated oven with four ring burner gas hob with extractor over, space for under counter fridge and freezer, breakfast bar area and wall mounted Baxi boiler.

Bedroom
11'5" x 9'8" (3.49 x 2.95)
With continued wooden effect parquet flooring, two double glazed windows to the side aspect, ceiling light point, central heating radiator and door opening into useful storage cupboard.

Bathroom
5'11" x 5'6" (1.81 x 1.69)
With tiled flooring, recessed spots to ceiling, push push low level WC, wash hand basin on pedestal with two tap over, bath with with two taps over and rainfall shower attachment over, double glazed opaque window to the side aspect, central heating radiator and tiling to splash backs.

Tenure
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 988 years, the ground rent is a peppercorn amount and the service charges are approximately £1260.00 per annum (subject to confirmation from your legal representative)

Council Tax Band
According to the Direct Gov website the Council Tax Band for Flat 11, Godrich House, Highfield Road, B13 9HR, is band A and the annual Council Tax amount is approximately £1,568.78, subject to confirmation from your legal representative.

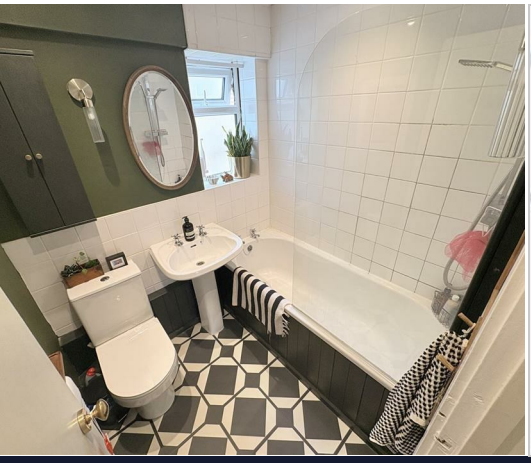
Garage
Provides useful storage in separate block, not inspected.

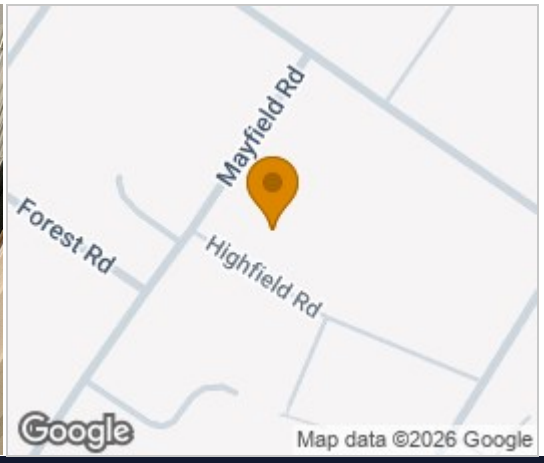














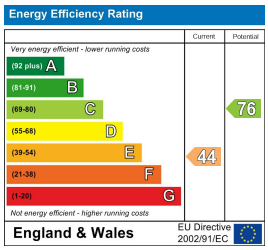
Floor Plan

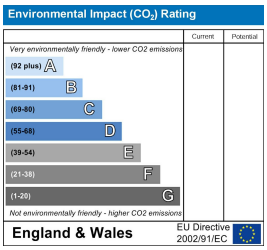


Viewing

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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