



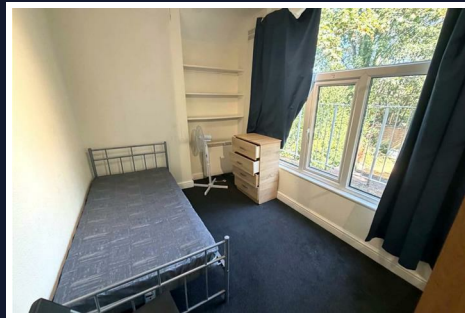
Flat 3 75 School Road

Moseley, Birmingham, B13 9TF

£750 Per Month



We are delighted to offer this superb, one bedroom first floor converted apartment, located on School Road and giving excellent access into Moseley Village and Kings Heath High Street the accommodation on offer briefly comprises; Communal entrance hallway, living room, kitchen, bedroom and shower room bathroom. The property also benefits from no upward chain and central heating. Energy Efficiency Rating E. To arrange your viewing of this fab flat please call our Moseley branch or please feel free to visit our website for further information.



Approach

The property is approached via a communal area, communal hallway with stairs giving rise to the first floor accommodation with wooden front entrance door opening into:

Hallway

With an Economy wall mounted heater, wall mounted light point, wall mounted intercom system and doors opening into:

Bathroom

9'0" x 4'2" (2.75 x 1.29)

With lino to flooring, three piece white bathroom suite comprising low flush WC, sink in vanity unit with two taps over, walk-in shower cubicle with shower over, tiling surround, double glazed opaque window to the side aspect, wall mounted centrally heated towel rail and ceiling light point.

Living Room

12'6" x 10'7" (3.83 x 3.25)

With a single glazed sash window to the side aspect, ceiling light point, wall mounted Economy storage heater, loft access point (not inspected), feature fireplace with wooden surround and mantle piece and tiled hearth, door opening into bedroom and further door opening into:

Kitchen

6'5" x 8'7" (1.98 x 2.62)

With tiling surround, cream wall and base units, wooden effect work surfaces, stainless steel sink and drainer with mixer tap over, electric cooker, hob and extractor, space for fridge and freezer, lino to flooring, ceiling light point and single glazed window to the side aspect.

Bedroom

11'4" x 7'8" (3.47 x 2.34)

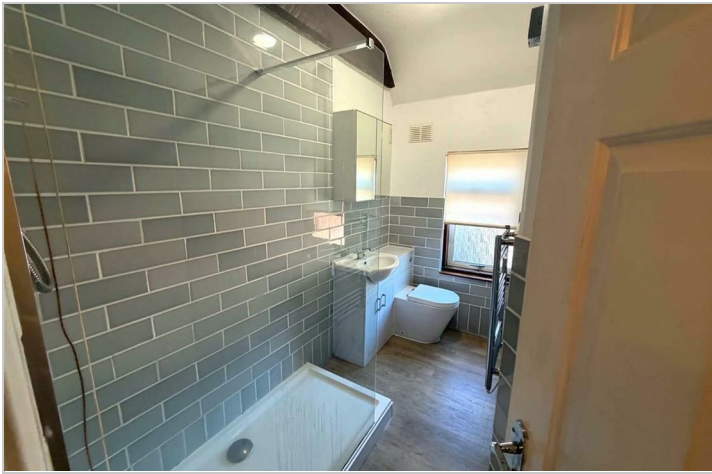
With double glazed window to the rear aspect, ceiling light point, wall mounted Economy central heater and built-in wardrobe providing useful storage.

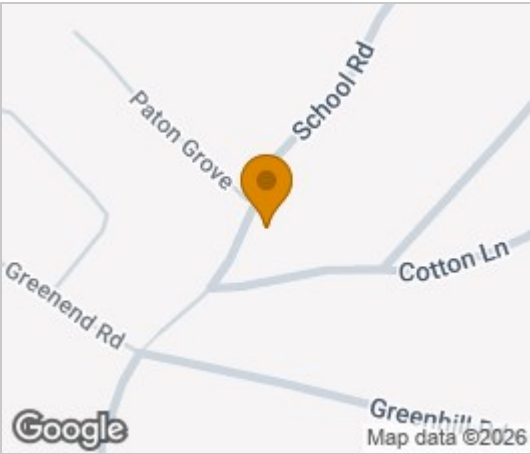
Communal Gardens

Accessed through secure garden entrance: Well tendered communal gardens being laid mainly to mature lawn.

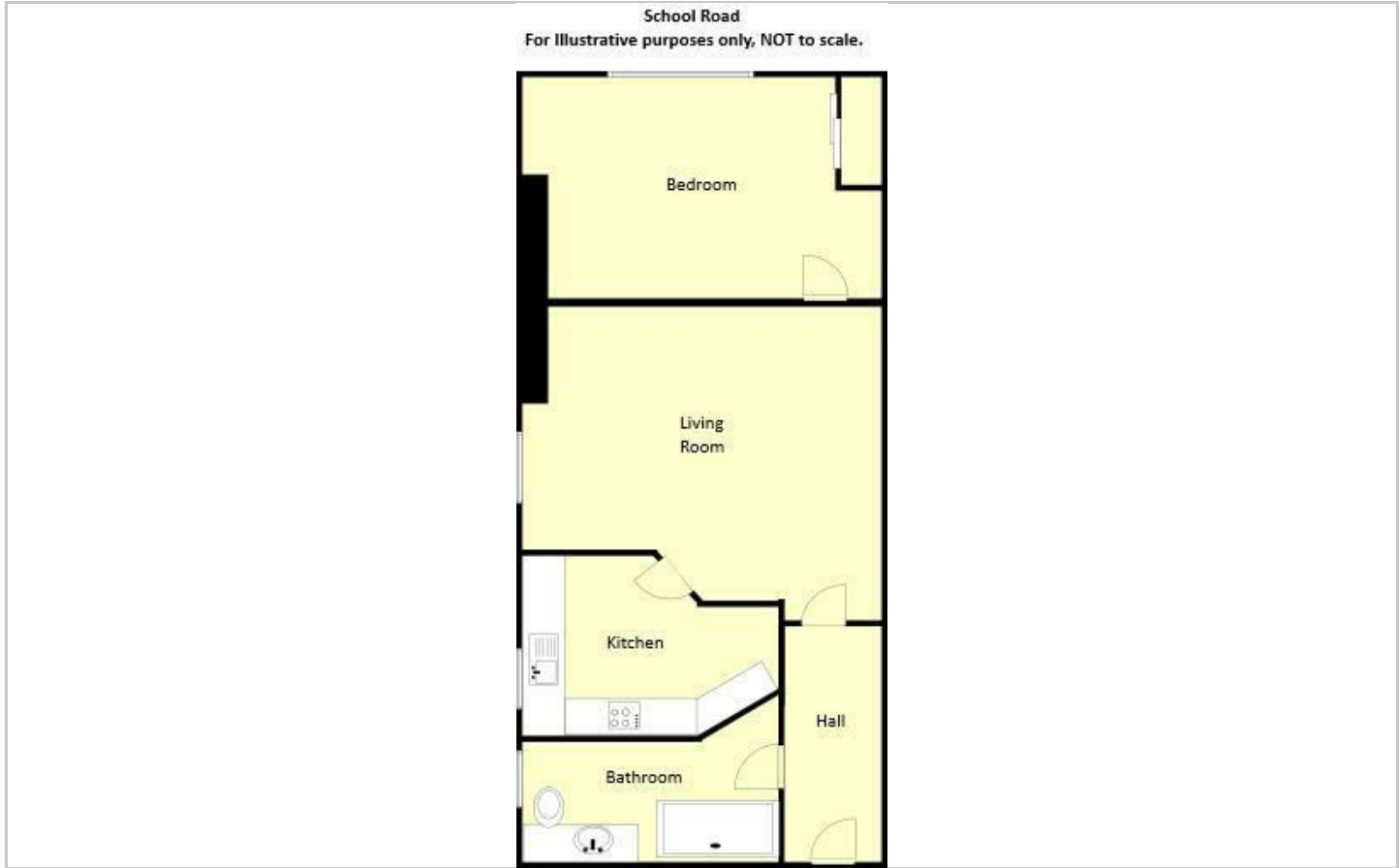
Council Tax Band

According to the Direct Gov website the Council Tax Band for School Road, Moseley, Birmingham, B13 9TF is band A and the annual Council Tax amount is approximately £1,205.50





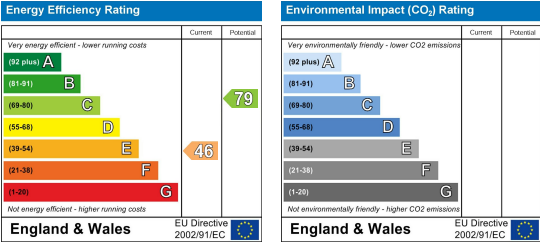
Floor Plan



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.