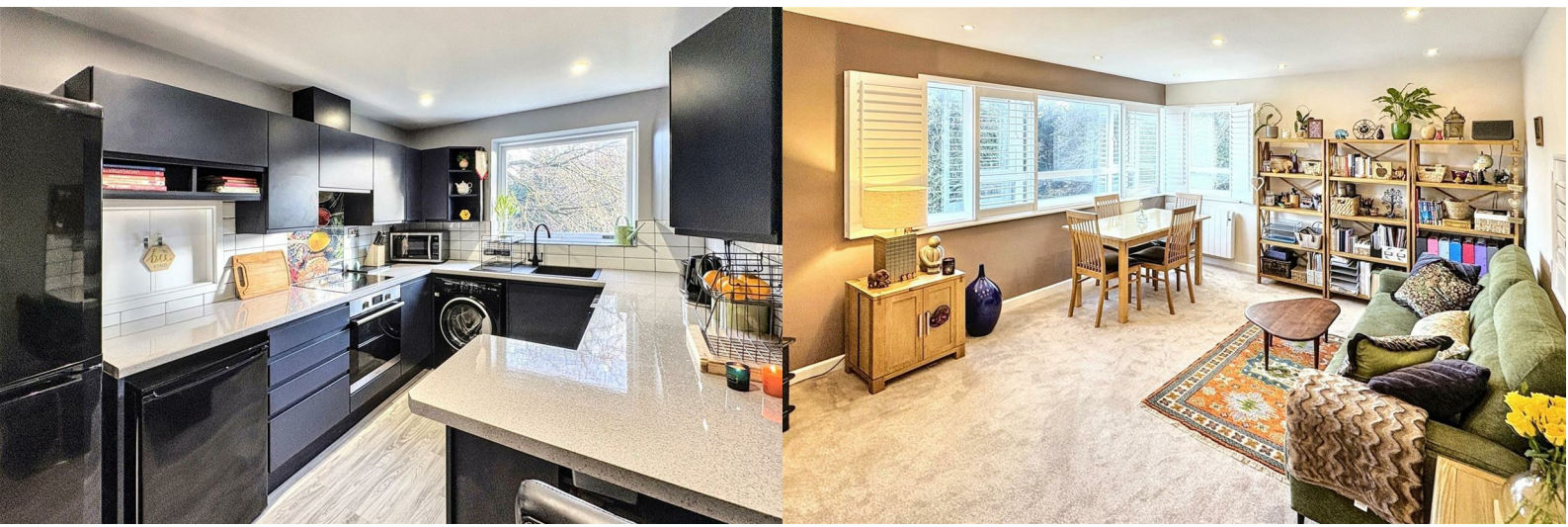




## Flat 22 Moseley Court Yardley Wood Road

Moseley, Birmingham, B13 9PU

Offers Over £115,000



We are delighted to offer this beautifully maintained one bedroom flat in Moseley! This property is a short distance into Moseley village which offers an array of amenities, such as cafes, restaurants, grocery shops, laundromat and pharmacies while benefiting accessible transport routes around Birmingham such as bus routes and the Moseley Train station. The property provides parking as well as lift access to your second floor flat, which offers: a hallway providing a storage cupboard, a well maintained bedroom that provides further storage, a spacious bathroom, a sleek kitchen and a bright and airy living room. The property benefits from double glazing and electric heating. The EPC rating is C. Please contact our Moseley office to view this lovely flat: 0121 442 4040.



### Approach

This one bedroom flat is approached via communal grounds leading into communal entrance with lift access to the second floor with hardwood opaque door opening into:

### Inner Hallway

With laminate oak effect flooring, recessed spot to ceiling, wall mounted fuse board and further door opening into:

### Hallway

With recessed spots to ceiling, door opening into storage cupboard and doors opening into:

### Kitchen

8'2" x 11'11" (2.5 x 3.65)

With a selection of matching wall and base units with work surfaces over with integrated sink and drainer with mixer tap over, tiled splash backs, space for fridge freezer, space for washing machine and dishwasher, built in cooker with built-in hob and extractor over, breakfast bar area, recessed spots to ceiling, double glazed window to the front aspect, serving hatch into living room and wall mounted electric radiator.

### Living Room

11'11" x 15'10" (3.65 x 4.83)

With two double glazed windows to the side aspect, double glazed window to the front aspect all with built-in shutters, serving hatch into kitchen, recessed spots to ceiling and two wall mounted electric radiators.

### Bedroom

11'10" x 12'1" (3.62 x 3.7)

With ceiling spotlights, door opening into storage cupboard, wall mounted electric radiator and double glazed window with built-in shutters to the front aspect.

### Bathroom

9'1" x 8'3" (2.78 x 2.53)

With a p-shaped panel bath with mixer tap and shower attachment over, hidden cistern low flush WC, sink in vanity unit with mixer tap, tiled walls and floor, recessed ceiling spotlights, ceiling mounted extractor, door opening into airing cupboard housing water tank and two double glazed frosted windows to the front aspect and underfloor heating.

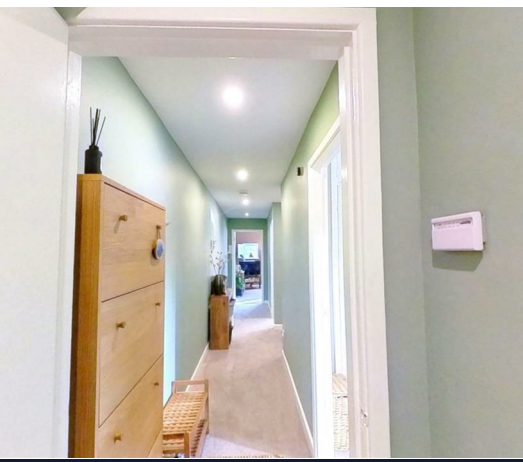
### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 137 years, the ground rent is approximately £15 per annum and the service charges are approximately £2,431.26 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 22 Moseley Court, Yardley Wood Road, Moseley, West Midlands, B13 9PU is band A and the annual Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative.





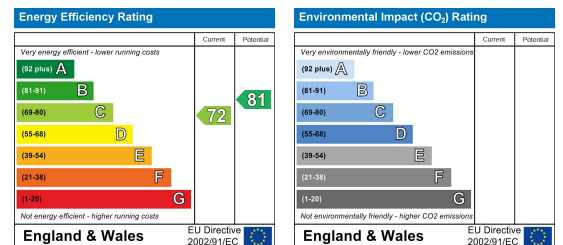
## Floor Plan



## 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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk