



**Salisbury Close, Birmingham B13 8JX**

**welcome to**

## **Salisbury Close, Birmingham**

\*\*\* NICELY PRESENTED FIRST - FLOOR APARTMENT \*\*\* GREAT LOCATION NEAR TO MOSELEY VILLAGE \*\*\* GOOD SIZED BEDROOM \*\*\* OPEN-PLAN KITCHEN/LIVING ROOM \*\*\* FAMILY BATHROOM \*\*\* GARAGE \*\*\* GREAT NEARBY TRANSPORT LINKS \*\*\* QUIET NEIGHBOURHOOD WITH NO THROUGH TRAFFIC\*\*\*

### **Agent Note**

This property is council tax band A.

### **Lounge**

17' 8" x 10' 4" ( 5.38m x 3.15m )

Double glazed rear facing window, central heating radiator.

### **Kitchen**

7' 10" x 5' 6" ( 2.39m x 1.68m )

Double glazed front facing window, central heating radiator, range of wall and base units with drawers and worktops over, sink and drainer unit, gas hob 7 oven, washing machine.

### **Bedroom**

10' 11" x 10' 5" ( 3.33m x 3.17m )

Double glazed rear facing window, central heating radiator, built in wardrobes.

### **Bathroom**

Double glazed rear facing window, heated towel rail, low level flush w/c, hand wash basin, bath with shower over.

### **Garage**

a large, lockable double garage.





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- 1 double bedroom with built in wardrobe & new carpet, plus extra built in closet in the hall.
- Lounge/dining area with large windows.
- Separate kitchen and smart central heating in every room, with a recently installed gas boiler which has a 7-year warranty.
- A large lockable double garage & excellently maintained communal gardens with several seating areas.
- Twin aspect home with windows on both side for maximum natural light.

Tenure: Leasehold EPC Rating: C. Council Tax Band: A. Service Charge: 1860.00 Ground Rent: Ask Agent. This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of **£150,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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