



4b St. Agnes Road

Moseley, Birmingham, B13 9PP

Offers Over £170,000



Offering to the market this splendid two bedroom ground floor flat located on leafy St. Agnes Road with no chain. The location offers close links to Moseley Village, with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre and the new Moseley Train Station. The property benefits from electric heating and double glazing and in brief the property comprises; porch, living room, kitchen, three bedrooms one of which could also be used as a study and a shower room. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

The property is approached via a communal gardens leading to a front entry door opening into:

Hallway

With ceiling light point, laminate wood effect flooring, wall mounted fuse box and door opening into:

Living Room

16'4" x 11'5" (5 x 3.5)

With ceiling light point, laminate wood effect flooring, wall mounted electric radiator, floor to ceiling timber framed single glazed window,

Kitchen

8'2" x 8'7" (2.50 x 2.62)

With laminate wood effect flooring, ceiling light point, double glazed window to the rear aspect, wall and base units with work surfaces over, space for oven and grill, space for washing machine and fridge freezer and tiling to splash backs.

Inner Hallway

With ceiling light point, door opening into storage cupboard, laminate wood effect flooring and doors opening into:

L-Shaped Bedroom One

12'6" max x 14'11" x 6'5" x 8'3" (3.83 max x 4.57 x 1.98 x 2.53)

With wall mounted electric radiator, ceiling light point, two double glazed windows to the rear aspect and built-in storage cupboard.

Bedroom Two

12'6" x 11'4" (3.82 x 3.47)

Wall mounted electric radiator, ceiling light point and double glazed window to the front aspect.

Bathroom

6'3" x 8'3" (1.93 x 2.53)

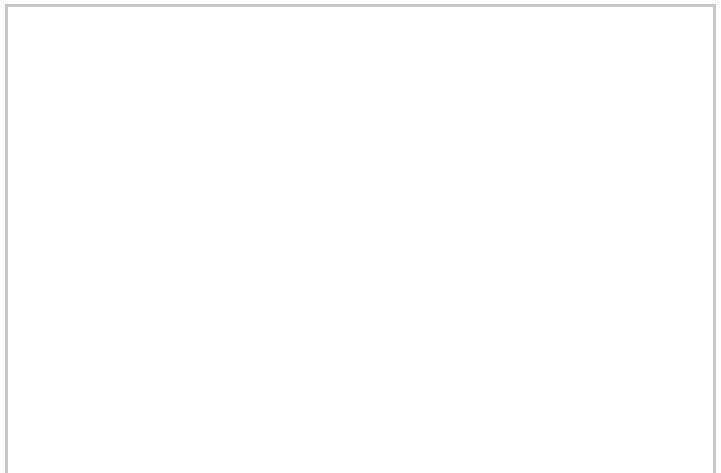
With laminate wood effect flooring, ceiling light point, low flush WC, bath with hot and cold mixer tap and Triton shower over, wash hand basin with hot and cold taps with storage below, wall mounted towel radiator, door opening into airing cupboard housing the hot water tank, ceiling light point and double glazed opaque window to the rear aspect.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 4B St. Agnes Road Moseley, Birmingham, B13 9PP is band B and the annual Council Tax amount is approximately is £1,830.25 subject to confirmation from your legal representative.

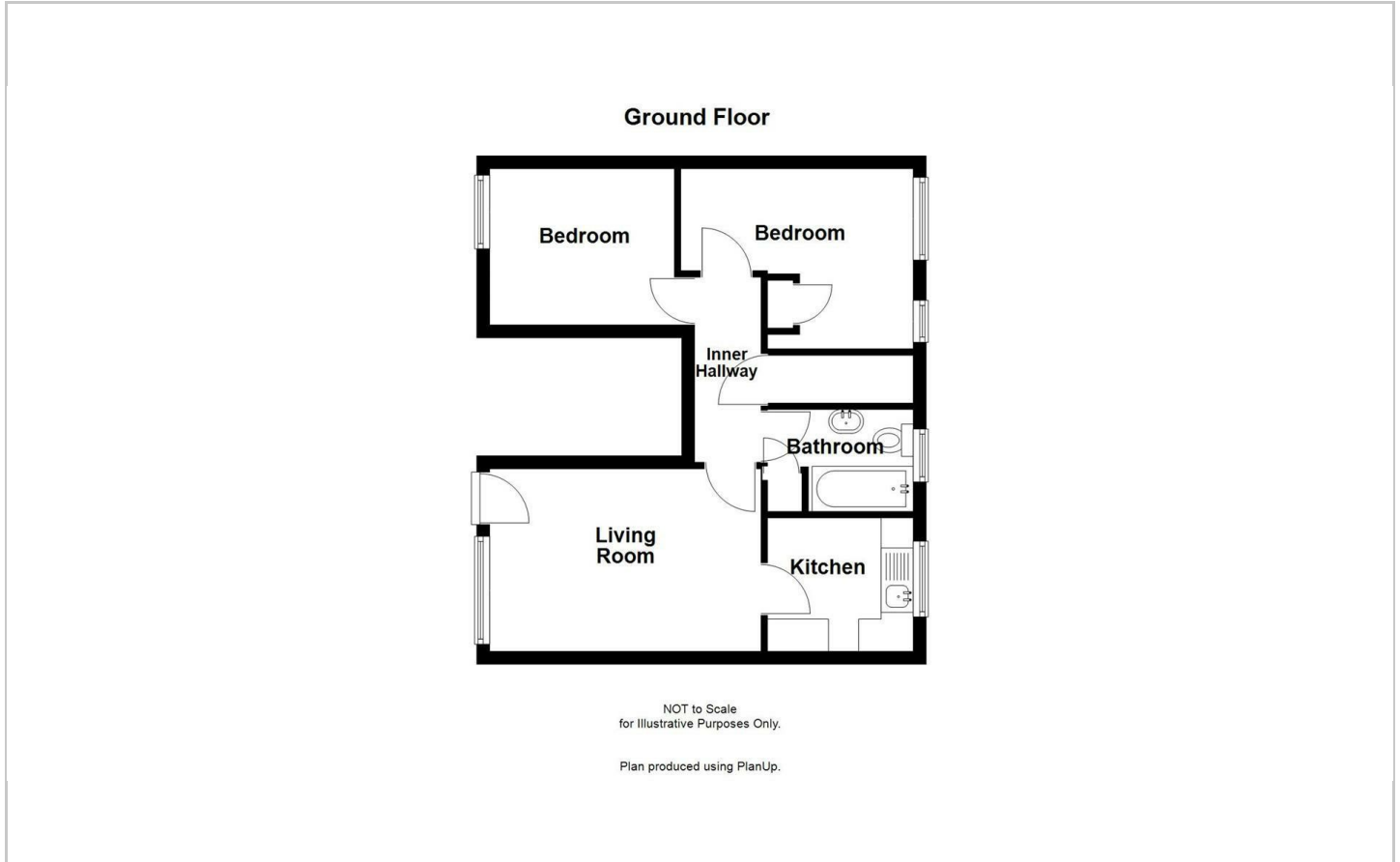
Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 131 years, the ground rent charges and the service charges are approximately £1,020 per annum total (subject to confirmation from your legal representative).





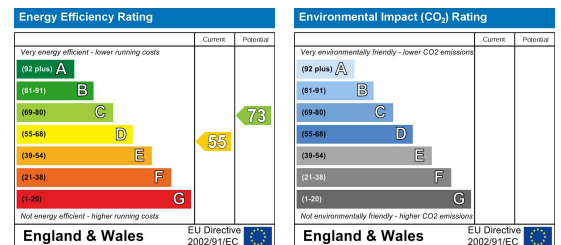
Floor Plan



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