Rice Chamberlains ESTATE AGENTS LLP



25 Sinclair Court, Park Road

Moseley, Birmingham, B13 8AH

Offers Over £145,000

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Lovely two bedroom flat with no upward chain!
Situated just off the Alcester Road on Park Road, this flat provides great transport routes throughout the city and is ideally located for all nearby amenities within Moseley Village, Balsall Heath and Edgbaston like cafes, bars, restaurants, green spaces and community hubs.
The property offers secure communal door, parking, garage and the flat offers a hallway with storage room, living room, separate kitchen, two good sized bedrooms and bathroom. The Energy efficiency rating is TBD. To appreciate this lovely flat, give our Moseley office a call!





Approach
With door opening into

Hallway
With ceiling light point, spacious storage cupboard with ceiling light point and electric fuse box and doors opening into:

Living Room
17'6" x 9'5" (5.349 x 2.89)
With double glazed window to the rear aspect, two ceiling light points

Bathroom
6'10" x 5'10" x 5'1" (2.09 x 1.8 x 1.55)
With tiled flooring, ceiling light point, wash hand basin on pedestal with two taps over, low flush WC, bath with two taps over and mains powered shower over, tiled wall and storage cupboard housing the water tank.

Bedroom One
9'6" x 11'5" into wardrobes x 13'2" (2.90 x 3.48 into wardrobes x 4.03)
With ceiling light point, double glazed window to the rear aspect and built-in storage cupboard.

Bedroom Two
13'2" x 6'6" (4.03 x 1.99)
With ceiling light point and double glazed window to the rear aspect.

Kitchen
14'0" x 7'5" (4.29 x 2.28)
With two ceiling light points, tiled flooring, breakfast bat area, a selection of wall and base units with work surfaces over incorporating hob with extractor over, tiling to splash backs, wooden panelling, tiling to walls, space for under counter fridge freezer, built-in oven and grill, space for fridge freezer, integrated washing machine, sink and drainer with hot and cold mixer tap and double glazed window to the side aspect.

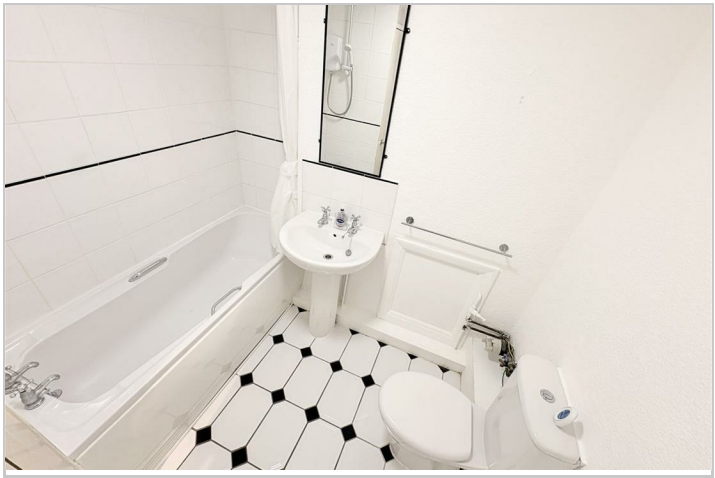
Tenure
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 132 years, the ground rent is a peppercorn amount, and the service charges are approximately £1,035.00 per annum (subject to confirmation from your legal representative).

Council Tax Band
According to the Direct Gov website the Council Tax Band for 25 Sinclair Court, Park Road, B13 8AH, is band A and the annual Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative.

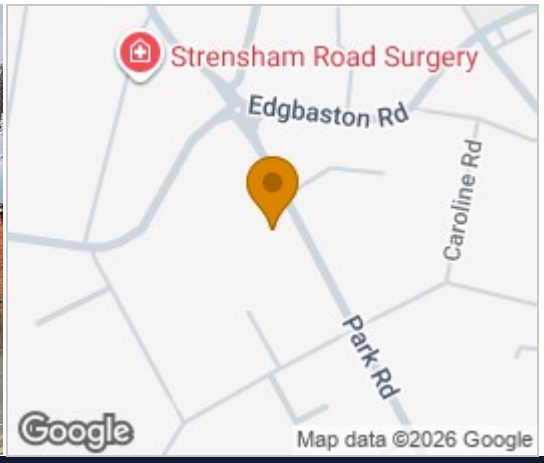














Floor Plan



NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.

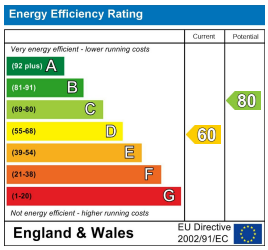
Viewing

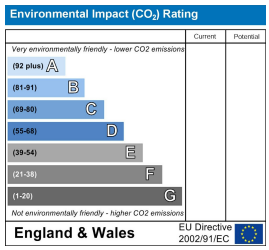
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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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