Rice Chamberlains
ESTATE AGENTS LLP



23 School Road

Moseley, Birmingham, B13 9TF

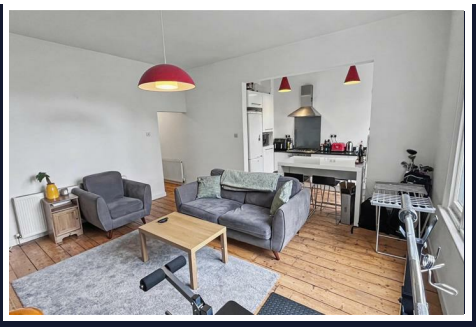
Offers In The Region Of £205,000

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****LOVELY FIRST FLOOR TWO BEDROOM FLAT IN PRIME LOCATION WITH NO UPWARD CHAIN!!** Well presented two bedroom first floor flat in prime location in Moseley on School Road with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre and Moseley Train Station. In brief, this first floor flat consists of; communal hallway and stairs, leading to flat hallway, open-plan kitchen/living room, two bedrooms and re-fitted bathroom. Energy Efficiency Rating D. The property further benefits from no upward chain. To arrange your viewing of this lovely flat please contact our Moseley office.**





Approach
This two bedroom flat is approached via a communal driveway leading to a front entry door openng into:

Commual Hallway
With stairs giving rise to the first floor accommodation and door opening into:

Hallway
With exposed wooden floorboards, central heating radiator, ceiling spotlights, door opening into storage cupboard housing the washing machine, double glazed window to the side aspect and open walkway into:

Living/Kitchen Area
13'11" x 15'10" - max measurement 20'3" x 15'10" (4.243 x 4.843 - max measurement 6.186 x 4.841)
With continued exposed floorboards, central heating radiator, ceiling light point and single glazed sash window to the front aspect.

Kitchen Area
11'5" x 6'7" (3.500 x 2.009)
With ceiling light point, single glazed sash window to the front aspect, a selection of wall and base units with marble effect work surfaces over, cooker, hob and Neff extractor over, space for fridge freezer and dishwasher, stainless steel sink and drainer with mixer tap over, door opening into cupboard housing the Baxi boiler and continued exposed floorboards.

Bedroom One
10'11" x 9'2" (3.350 x 2.809)
With ceiling light point, double glazed window to the rear aspect and built-in storage space.

Bedroom Two
10'2" x 9'9" (3.124 x 2.993)
With continued wooden floorboards, double glazed sash window to the rear aspect, central heating radiator, ceiling light point and door opening into useful storage cupboard.

Shower Room
7'7" x 6'10" (2.335 x 2.090)
From hallway sliding door opens into shower room with exposed wooden floorboards, wall mounted sink with mixer tap over, walk-in shower cubicle with rainfall shower over, low flush WC, central heating towel rail and ceiling light point.

Tenure
We have been informed by our vendors the property

is Share of Freehold and that the lease term remaining is approximately 958 years, there is no ground rent payable and the service charges are paid on an 'adhoc' basis when maintenance is required (subject to confirmation from your legal representative).

The lease is by School Rd Management Ltd with four flat owners each owning 25% of School Rd Management Ltd.

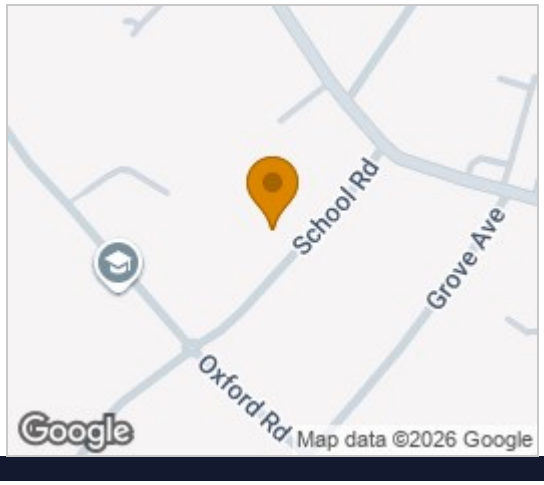
Council Tax Band

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

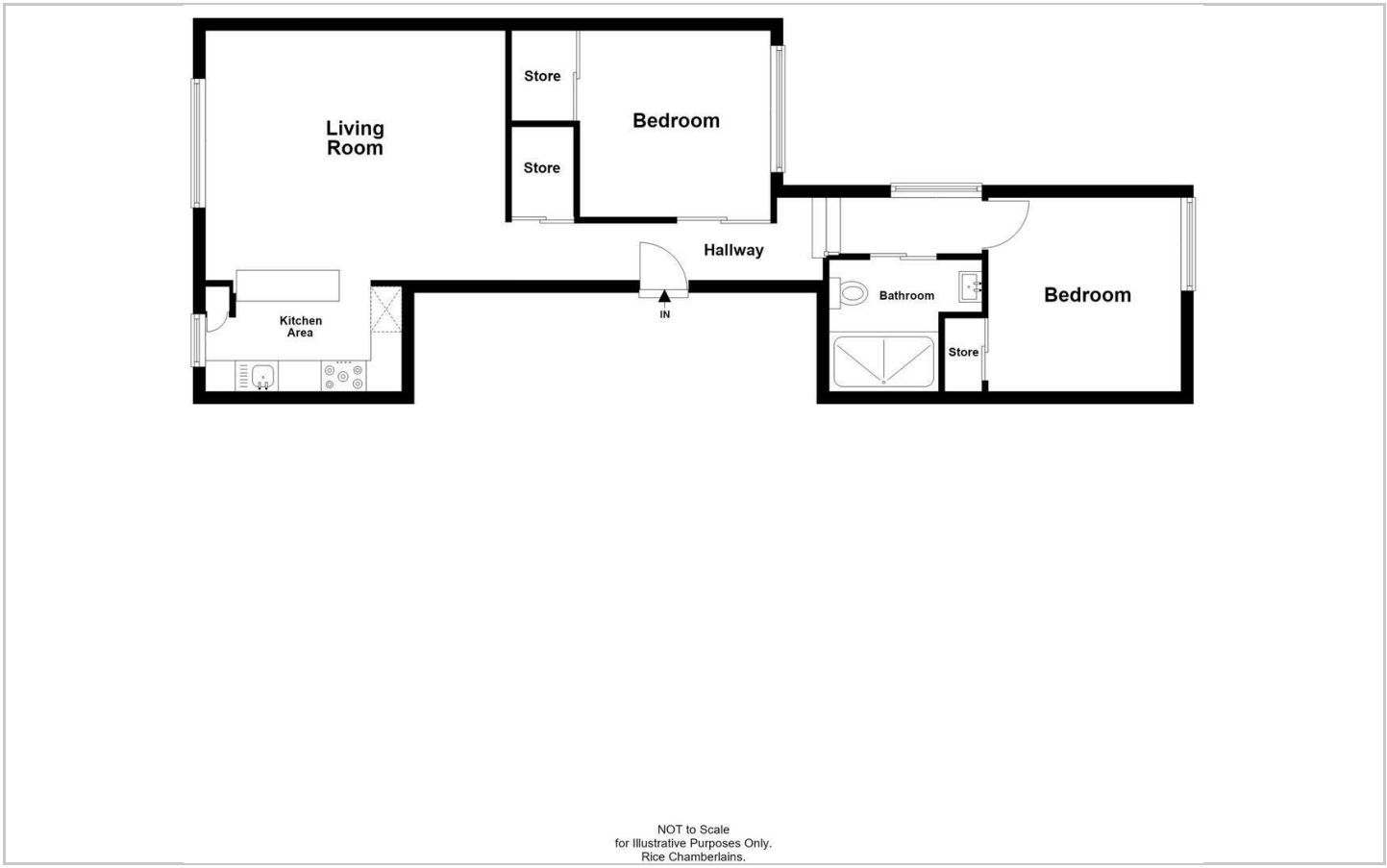








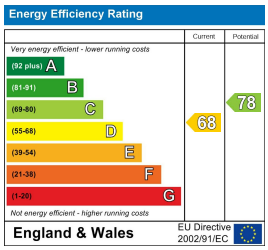
Floor Plan

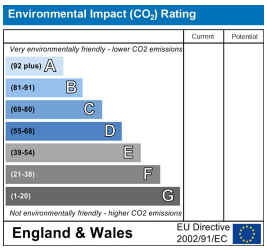


Viewing

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.

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