



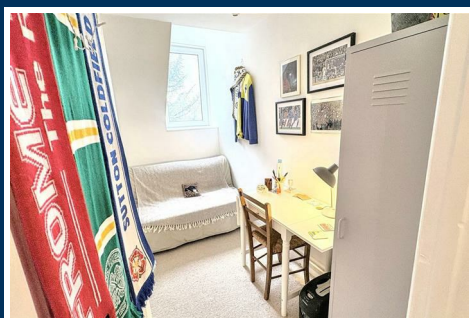
Flat 5 75 School Road

Moseley, Birmingham, B13 9TF

Offers Over £190,000



Converted two bedroom, second floor apartment in this prime Moseley location on School Road. Providing great access to Moseley Village and Kings Heath high street with all of the associated amenities and great transport links to the city centre. The property benefits from double glazing and central heating and briefly comprises: communal hallway with stairs rising to the first floor, entrance door and stairs leading to top floor flat, entrance hall with intercom, living room with open walkway to a re-fitted kitchen, two bedrooms and bathroom. Energy Efficiency Rating D. To arrange your viewing of this lovely home please contact our Moseley office.



Approach

This property is approached via a communal hallway leading the stairs giving rise to the top floor accommodation and front entrance door opening into:

Hallway

With ceiling spotlights, central heating radiator, double glazed opaque window to the side aspect and door opening into:

Shower Room

4'11" x 5'8" (1.50 x 1.75)

With three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, corner shower cubicle with shower attachment above, ceiling spotlights, ceiling mounted extractor fan, central heating towel rail, tiling to flooring, tiling to splash backs and double glazed opaque window to the rear aspect.

Upper Landing Area

With stairs giving rise to the upper landing area with loft access point with boarded loft, wall mounted intercom system, ceiling spotlights and door opening into:

Open Plan Living/Kitchen Area

13'8" x 14'2" (4.17 x 4.32)

With ceiling spotlights, two central heating radiators, double glazed window overlooking the front aspect, Velux window overlooking the front aspect and open walkway through to the kitchen. With laminate to flooring, cream wall and base units with wooden effect work surfaces, sink, and drainer with mixer tap over, tiling to splash backs, cooker, 'Bosch' hob and extractor over, 'Indesit' dishwasher, built-in fridge

and freezer, double glazed window overlooking the rear aspect and two ceiling light points.

Bedroom One

With central heating radiator, Velux window, ceiling spotlights, door opening into airing cupboard housing 'Ideal' combination boiler and decorative wooden eaves.

Bedroom Two

10'0" x 5'1" (3.07 x 1.55)

With double glazed window overlooking the front aspect, ceiling spotlight and central heating radiator.

Communal Grounds

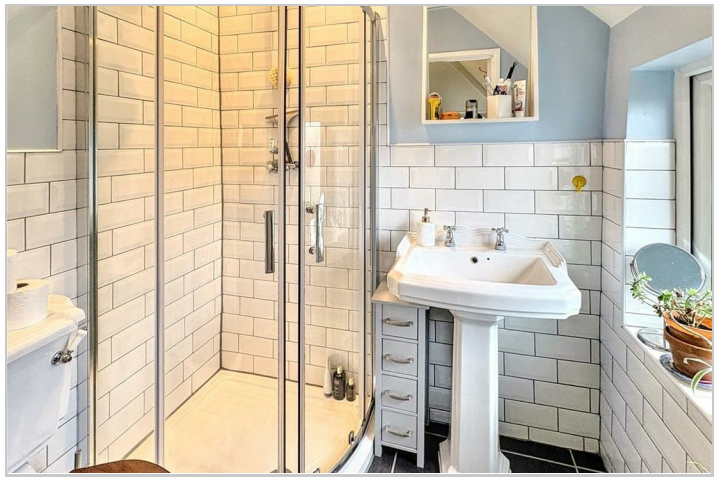
Accessed through secure garden entrance: Well tendered communal gardens being laid mainly to mature lawn.

Tenure

We have been informed by our vendors the property is Share of Freehold and that the lease term remaining is approximately 986 years, the ground rent is approximately £50.00 per annum and the service charges are approximately £1660.00 per annum (subject to confirmation from your legal representative).

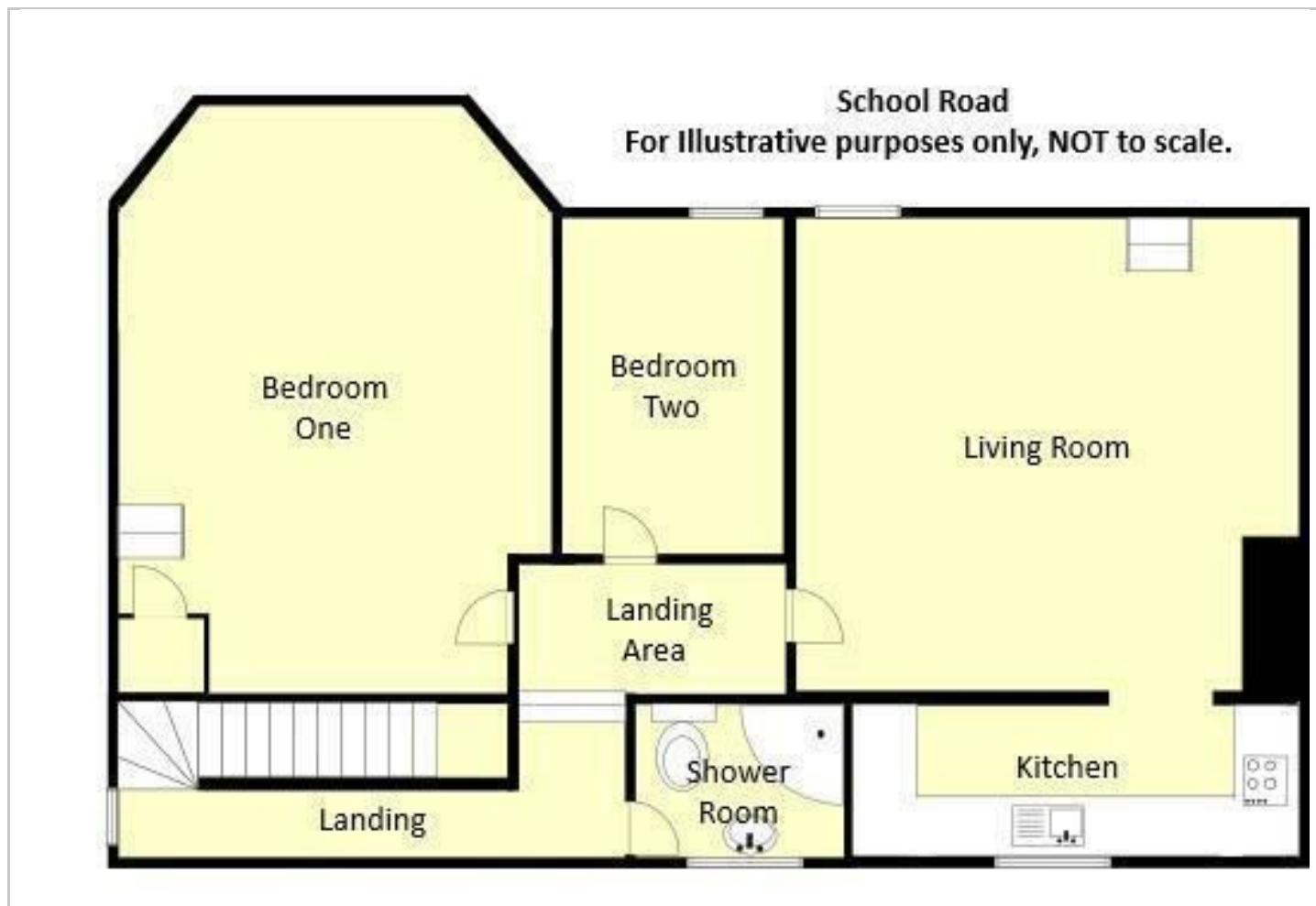
Council Tax Band

According to the Direct Gov website the Council Tax Band for School Road, Moseley, Birmingham, B13 9TF is band A and the annual Council Tax amount is approximately £1,106.87 subject to confirmation from your legal representative.





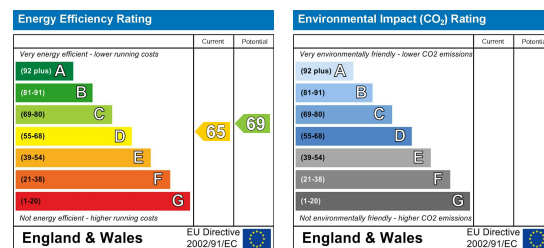
Floor Plan



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.