



6 St Agnes Road St. Agnes Road

Moseley, Birmingham, B13 9PP

Offers Over £195,000



SPACIOUS TWO BEDROOM DUPLEX MAISONETTE IN PRIME MOSELEY LOCATION! Lovely two bedroom duplex maisonette located off St. Agnes Road in Moseley in close distance 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 upcoming Moseley Train Station. In brief the property comprises; communal gardens, private entrance door, stairs to the first floor with a spacious lounge with balcony, kitchen with newly fitted integrated appliances with dining area, a further staircase giving rise to the second floor with two bedrooms and bathroom. The property also benefits from double glazing and a garage in a separate block. Energy Efficiency Rating E. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

This two bedroom, duplex maisonette is approached via a glazed front entry door opening into:

Inner Hallway

With stairs giving rise to the first floor landing, service light and door opening into

Open Plan Living/Dining and Kitchen

kitchen area 8'8" x 14'10" lounge 16'4" x 11'11" (kitchen area 2.65 x 4.54 lounge 5.00 x 3.64)

With double glazed window and accompanying door giving access to the balcony area, wall mounted electric radiator, ceiling light point, door opening into storage cupboard providing useful storage space and open walkway into kitchen. With further wall mounted electric radiator, two double glazed windows to the rear aspect, lino to flooring, ceiling spot light points, a selection of matching wall and base units with integrated oven and four ring burner induction hob and extractor over, sink and drainer with mixer tap over, space facility for washing machine and space facility for fridge freezer.

First Floor Landing

From hallway stairs give rise to the first floor landing, obscured glazed door giving access to the balcony area and landing area with ceiling light point, loft access point providing useful storage space, door

opening into storage cupboard and further door opening into:

Bedroom One

11'11" (min) x 14'10" (max) x 10'9" (3.65 (min) x 4.53 (max) x 3.30)

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

Bedroom Two

9'0" x 14'5" (2.76 x 4.4)

With double glazed window to the rear aspect, ceiling light point and wall mounted electric radiator

Bathroom

5'6" x 9'11" (1.69 x 3.03)

With lino to flooring, three-quarter tiling to walls, wash hand basin with mixer tap over set in built-in vanity unit, bath with two taps over and wall mounted shower, wall mounted electric radiator, low flush push button WC and obscured double glazed window to the rear aspect.

Double Garage

Not Been Inspected

Tenure

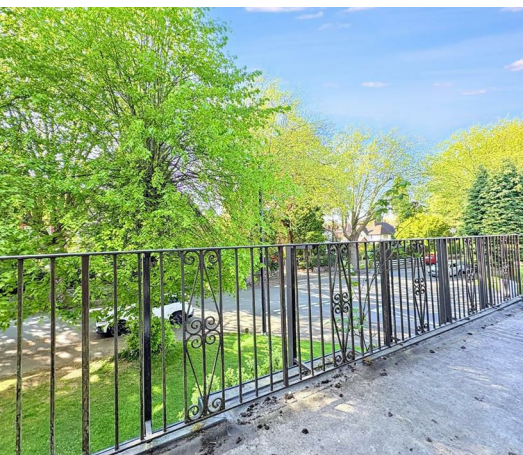
We have been informed by our vendor the property is Leasehold and that the lease term remaining is

approximately 102 years, there is no ground rent and the service charges are approximately £1,020.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

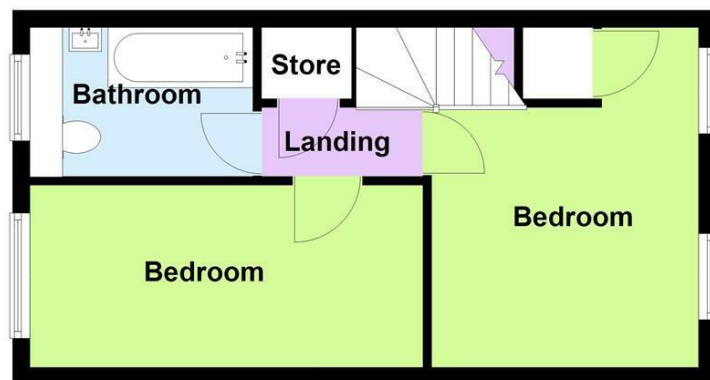
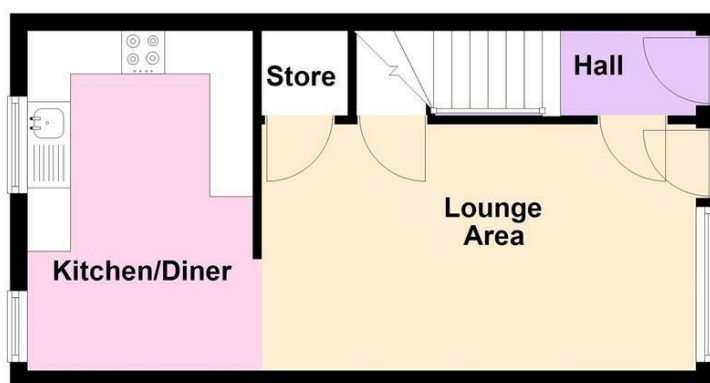
According to the Direct Gov website the Council Tax Band for 6 St. Agnes Road, Moseley, Birmingham, B13 9PP is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative





Floor Plan

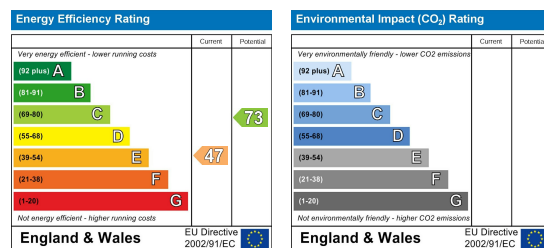
St Agnes Road - NOT TO SCALE - For illustrative purposes only



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.