



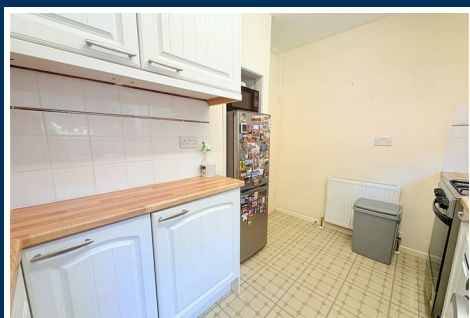
20 Ashdown Close

Moseley, Birmingham, B13 9ST

Offers Over £175,000



**** DELIGHTFUL TWO BED GROUND FLOOR MAISONETTE**** We are delighted to offer to the market this two bedroom, ground floor maisonette located in this quiet cul-de-sac off Greenhill Road in the highly desirable 'Moseley Triangle'. Offering access to Moseley Village and Kings Heath High Street with all of it's associated amenities such as cafes, restaurants, bars and shopping facilities and also offers good transport links into the City Centre as well the Train Station due to open soon. The property benefits from double glazing and central heating and the accommodation on offer briefly consists of; communal parking, entrance, fitted kitchen, living room, two bedrooms and a re-fitted bathroom. The property also benefits from a communal garden, a garage and is offered with no onward chain! Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office on; 0121 442 4040 or alternatively please visit our website for further information; www.ricechamberlains.co.uk



Approach

Paved steps with pathway leading up to opaque double glazed UPVC front door, with access into:

Hallway

Ceiling light point and three storage cupboards with ample space for both general storage and clothes hanging. Providing access into bedroom one, bedroom two, living room, kitchen and bathroom.

Living Room

11'0" x 14'4" (3.37 x 4.37)

Ceiling spot light, gas central radiator, double glazed UPVC window overlooking the front aspect, decorative mantle piece,

Kitchen

10'6" x 6'7" (3.22 x 2.01)

Tiled effect lino floor covering, ceiling light beam, Worcester combi boiler. Space facility for fridge/freezer, oven and washing machine. Gas central radiator, wall and floor mounted base units, wood effect counter tops, hot and cold mixer taps with drainer to side, double glazed UPVC windows overlooking the rear aspect, tiling to splash backs.

Bathroom

6'5" x 5'3" (1.96 x 1.62)

Wood effect lino floor covering, ceiling spot light, extractor fan, wall mounted tower radiator, low flush toilet, sink with hot and cold mixer tap and under sink storage. Tiled splash back, walk in shower with over head shower, marble effect tiles to wall, double glazed UPVC windows to side.

Bedroom One

13'5" x 10'10" x 9'11" (4.10 x 3.31 x 3.04)

An L shaped room with ceiling light point, gas central radiator, double glazed UPVC windows overlooking rear aspect including the communal gardens.

Bedroom Two

10'11" x 6'1" (3.34 x 1.86)

Ceiling spot light, gas central radiator, double glazed UPVC window to the front aspect.

Garage

Not inspected.

Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 128 years and the service charges are approximately £456 per annum and there is no ground rent (subject to confirmation from your legal representative).

Council Tax

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





Floor Plan

Ground Floor

Approx. 607.7 sq. feet

Ashdown Close - NOT TO SCALE - For illustrative purposes only

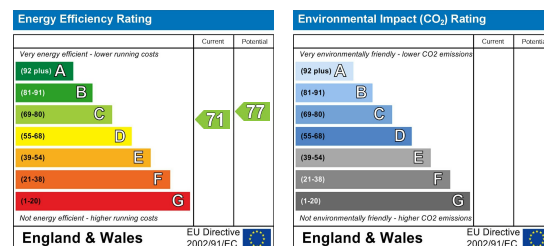


Total area: approx. 607.7 sq. feet

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.