



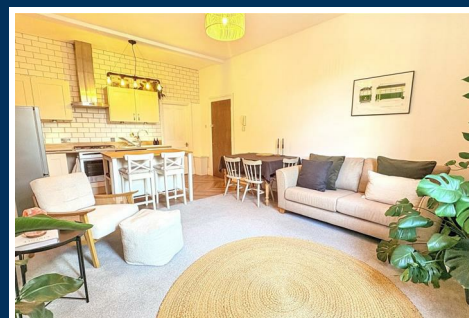
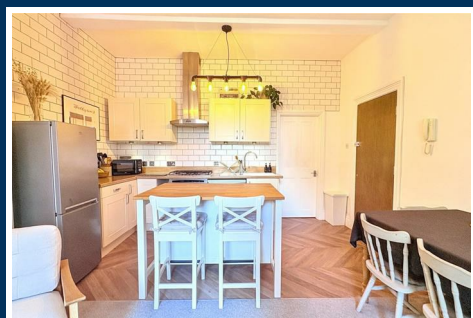
Flat 3 60 Greenhill Road

Moseley, Birmingham, B13 9SS

Offers In The Region Of £165,000



BEAUTIFUL FIRST FLOOR FLAT IN A DELIGHTFULLY CONVERTED VICTORIAN BUILDING IN HIGHLY DESIRABLE MOSELEY LOCATION This superb, first floor apartment is located in this beautifully converted Victorian property which offers a wealth of period charm and character and is located in the much sought after 'Moseley Triangle'. In an ideal location, the property benefits being in close proximity to both Moseley and Kings Heath, with an abundance of amenities such as cafes, restaurants, community hubs, local parks and transport routes into the city, as well the new Train station due to open soon! The accommodation on offer briefly comprises; Communal Entrance hallway with Minton tile flooring, while the flats itself offers a gorgeous open plan living / dining and kitchen with a modern fitted kitchen, superb master bedroom with feature twin windows, utility area and a modern bathroom. Energy Efficiency Rating C. To arrange your viewing of this lovely flat please call our Moseley branch or alternatively visit our website.



Approach

This beautifully presented first floor, one bedroomed apartment is approached via communal block paved driveway leading to hardwood door opening into:

Communal Inner Lobby

With Minton style floor covering, chandelier lighting, cornice to ceiling and staircase with decorative balustrade leading to first floor accommodation with split level landing with hardwood front entry door opening into:

Open Plan Living/Kitchen

13'5" x 19'10" (4.09m x 6.07m)

Living Area

With telephone intercom system, original style single glazed sash style window to the rear aspects, central heating radiator, decorative archway to chimney breast, ceiling light point and open to:

Kitchen Area

With wood effect flooring, 'L' shaped kitchen with a selection of modern contemporary matching wall and base units, integrated 'Neff' electric oven with five ring burner gas hob and inbuilt extractor fan, tiling to splash backs, integrated sink unit, space facility for American style fridge and freezer and contemporary ceiling feature light. With interior door opening into:

Bedroom

15'8" x 13'11" (4.80m x 4.26m)

15' 09" x 14' 00" (4.80m x 4.26m)

With cornice to ceiling, two feature arched single glazed sash style windows to the front aspects, central heating radiator, ceiling light point, telephone point and decorative archway to chimney breast. And interior door opening into:

Inner Lobby

4'7" x 6'11" (1.40m x 2.11m)

With tile effect flooring, a varied selection of inbuilt shelving and storage cupboards, ceiling light point, space facility for tumble dryer and space facility for washing machine. With interior door opening into:

Bathroom

9'7" x 4'5" (2.94m x 1.37m)

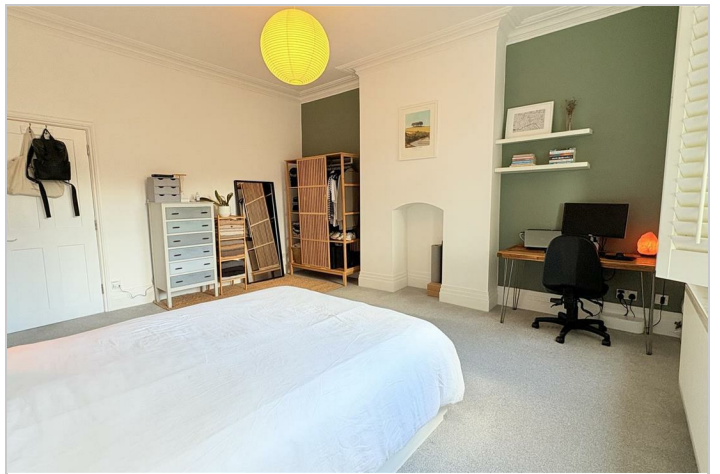
With tile effect flooring, feature arched single glazed sash style opaque window to the front, two ceiling light points, tiling to splash backs, panelled bath with mains powered shower over, wash hand basin on pedestal, low flush WC and central heating radiator.

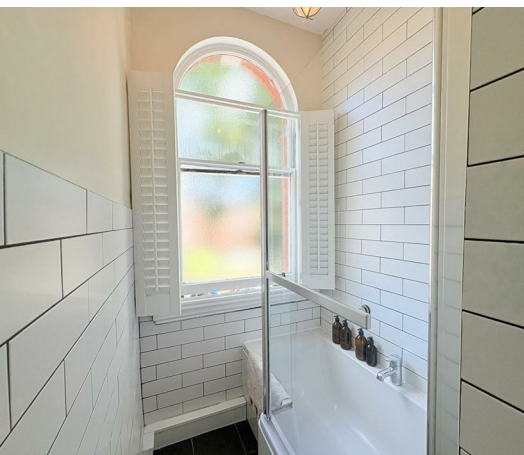
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 100 years and the service charges are approximately £1,300 per annum and there is no ground rent. (subject to confirmation from your legal representative).

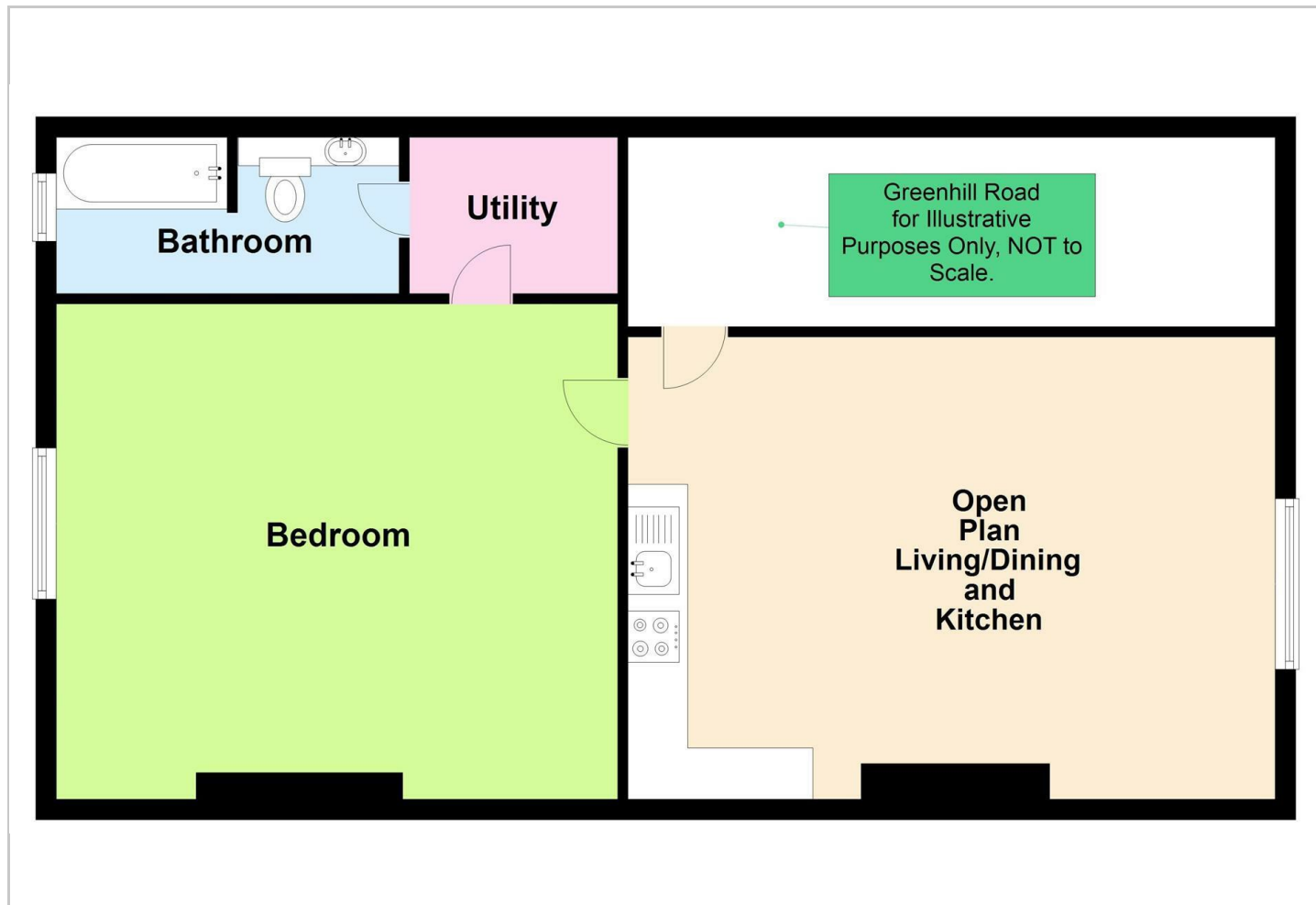
Council Tax

According to the Direct Gov website the Council Tax Band for Greenhill Road, Moseley, Birmingham, B13 9SS is band A and the annual Council Tax amount is approximately £1,491.33 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.

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.

Energy Efficiency Graph

