



5A Chestnut Road

Birmingham, B13 9AJ

Offers Over £170,000



We are delighted to offer to the market this two bedroom apartment located on Chestnut Road, just off Church Road in Moseley. Offering good access up into Moseley Village with all of its associated amenities this extremely spacious apartment and offered with central heating and double glazing throughout with the further accommodation briefly comprising; shallow fore garden, private entrance, hallway, landing, bathroom, spacious open plan kitchen diner and living space and then a further staircase gives rise to two bedrooms. Energy Efficiency Rating D. For a viewing for this property, please contact our Moseley Office.



Approach

The property is approached via a glazed UPVC front entry door opening into:

Porch

With ceiling light point, tiled flooring and glazed interior door opening into:

Hallway

With further tiling to flooring, ceiling light point and stairs giving rise to the first floor landing.

First Floor Accommodation

With landing area with wooden effect flooring, double glazed window to the side aspect, ceiling light point, stairs giving rise to the top floor landing and doors opening into:

Bathroom

8'3" x 9'5" (2.54 x 2.88)

With a white three piece bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, panel bath with mixer tap over and shower above, tiling to flooring, door opening into airing cupboard housing 'Worcester Bosch' combination boiler and useful storage, tiling to floor and surround, double glazed opaque window to the rear aspect, ceiling light point and central heating radiator.

Open Plan Kitchen, Dining and Living Room

28'1" max (8.56 max)

Kitchen

11'3" x 14'3" (3.45 x 4.35)

With continued wood effect flooring, double glazed window to the rear aspect, wall and base units with charcoal effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, space for fridge freezer, space for washing machine, fridge and freezer, 'Zanussi' cooker, induction hob and 'Neff' extractor over, tiling to splash backs, ceiling light point, central heating radiator and open walkway into:

Living/Dining Area

13'4" x 17'7" (4.08 x 5.37)

With three double glazed windows to the front aspect, central heating radiator, two ceiling light points, coving to ceiling and continued wood effect flooring.

Top Floor Accommodation

From the first floor stairs gives rise to the top floor landing with wooden effect flooring, ceiling light point, loft access point and doors opening into:

Bedroom One

13'4" x 17'7" (4.08 x 5.36)

With double glazed window to the front aspect, ceiling light point, continued wooden effect flooring and central heating radiator.

Bedroom Two

14'4" max x 12'6" (4.37 max x 3.82)

With double glazed window to the rear aspect, ceiling light point, continued wooden effect flooring and central heating radiator.

Shared Rear Garden

Accessed via a separate access way.

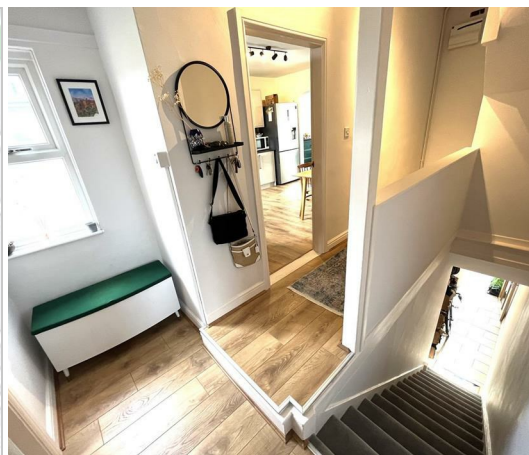
Tenure

We have been informed by our vendors the property is Leasehold and the Vendor has informed us that the lease has 146 years remaining and the service charge is £1,300.00 per annum and the ground rent is a peppercorn payments of a nominal fee with the £20.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Chestnut Road, Birmingham, B13 9AJ is band A and the annual Council Tax amount is approximately £1,270.48. subject to confirmation from your legal representative.





Floor Plan

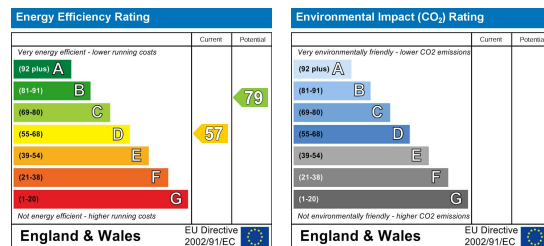
Chestnut Road
For illustrative purposes only, NOT to scale.



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



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.