



Flat 3 98 School Road

Moseley, Birmingham, B13 9TS

Offers Over £190,000



****LOVELY TWO BEDROOM TOP FLOOR FLAT IN PRIME MOSELEY LOCATION!**** We are delighted to offer to the market this top floor, two bedroom apartment located in prime location in Moseley on School Road. Offering excellent access to all nearby amenities provided in Moseley, including cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre. The property benefits from being a short walk to both the Kings Heath and Moseley train stations. The Flat benefits from central heating and double glazing with the accommodation briefly comprises; well tended communal grounds, entrance hallway, plentiful storage throughout, with a spacious storage cupboard from the communal hallway, following a separate entry to flat door leading to; living/dining room, refitted kitchen, bathroom and two bedrooms. along with a spacious storage cupboard being utilised as utility, second storage cupboard homing the boiler and third storage cupboard with useful space. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this Flat on offer please contact our Moseley office.



Approach

Solid wooden door with opaque internal window letterbox opening in to:

Hallway

With carpet floor covering, two ceiling light points, central heating radiator, a spacious hallway with doors opening into three storage cupboards and further doors opening in to:

Kitchen

10'4" x 7'4" (3.15m x 2.25m)

With corka flooring, brick style tiling to splash backs, ceiling spot lights, wall and base units in dark sage green with charcoal handles, solid granite countertops, sink and drainer with mixer hot & cold taps, space for oven, grill and extractor fan over. Space facility for fridge/freezer and dishwasher and double glazed PVC window to the rear aspect,

Living/Dining Room

23'11" x 11'4" x 8'6" (7.30m x 3.47m x 2.60m)

Slight L-Shaped Room

Solid wood door and internal windows opening from the hallway, with Laminate wood effect floor covering, ceiling light point, two central heating radiators, curtain rails, dual aspect double glazed PVC windows with one overlooking the rear and the other overlooking the front aspect allowing plentiful natural sunlight.

Bedroom One

9'1" x 12'7" (2.79m x 3.86m)

With Laminate wood effect floor covering, ceiling spot lights, central heating radiator, built-in sliding door wardrobe space and double glazed PVC window to the front aspect.

Bedroom Two

12'9" x 8'4" (3.89m x 2.55m)

With Laminate wood effect floor covering, ceiling spot lights, central heating radiator, built-in sliding wardrobe space and double glazed PVC window to the front aspect.

Bathroom

8'3" x 5'5" (2.53m x 1.66m)

With stone effect tile floor covering, tiling to half wall covering, ceiling light point, central heating radiator, wall mounted towel rail and mirrored cabinet, low flush WC, sink with hot & cold mixer tap over and storage space under, bath with mixer hot & cold tap and Triton power shower above and two double glazed opaque PVC windows to the rear aspect.

Storage Cupboards/Utility

3'5" x 4'10" (1.05m x 1.49m)

Storage Cupboard One/Utility

With Lino floor covering, ceiling light point, work surfaces and space facility for washing machine and tumble dryer.

Storage Cupboard Two

Providing useful storage space and homing the boiler

Storage Cupboard Three

Providing useful shelving for storage

Tenure

We have been informed by our vendors that the property is Leasehold and that the lease term is 99 years remaining, the ground rent is £10.00 per annum and the service charge is £300.00 per annum (subject to confirmation from your legal representative).

Council Tax

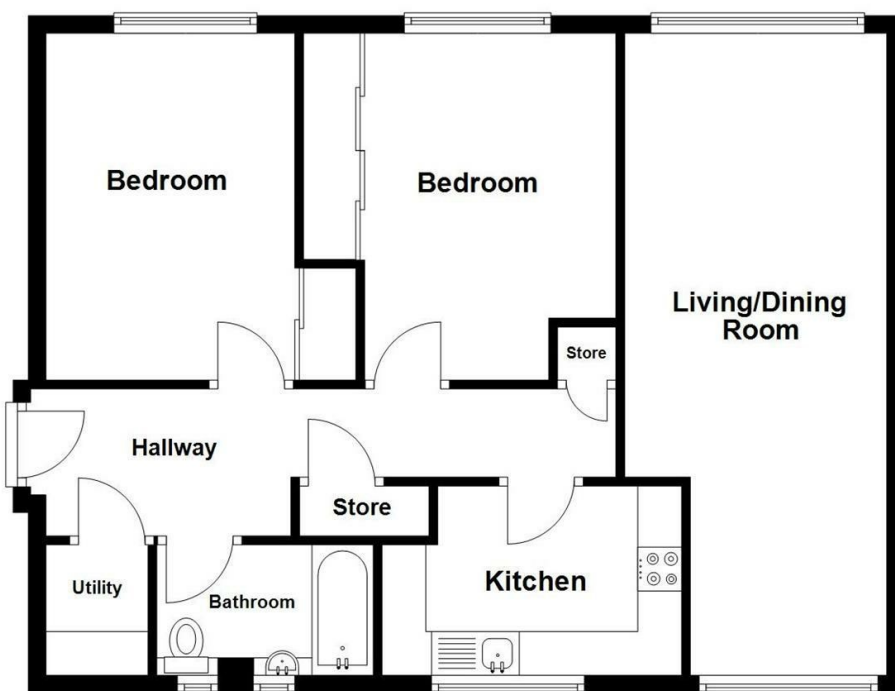
According to the Direct Gov website the Council Tax Band for 3, 98 School Road, Moseley, Birmingham, B13 9TS is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





Floor Plan

Ground Floor

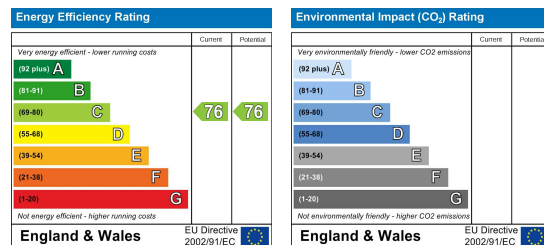


School Road
NOT to Scale
for Illustrative Purposes Only.

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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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