



## Flat 2 153 College Road

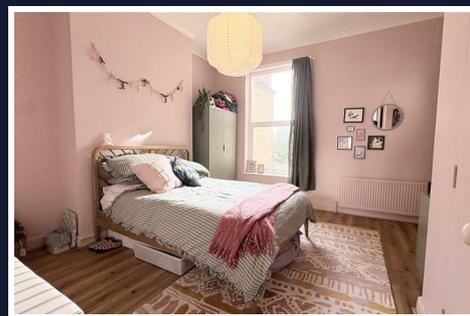
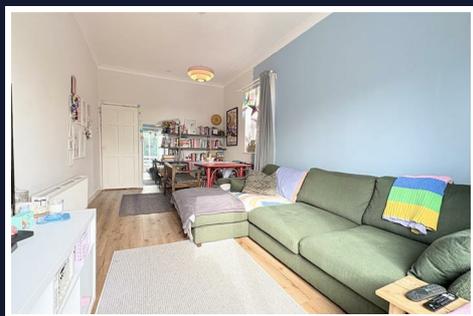
Moseley, Birmingham, B13 9LJ

Offers Over £165,000



**\*NO CHAIN\* \*SUPERB & STYLISH TWO BEDROOM FLAT WITH TERRACED AREA IN MOSELEY!\***

Rice Chamberlains are pleased to present this quirky and spacious first floor flat! Being ideally located the flat benefits easy access into Moseley Village, Hall Green, City Centre and Sparkhill! With local amenities such as grocers, shops, restaurants, cafes, laundromats, pharmacies, green spaces and community hubs. There's also the added benefit of useful transport routes throughout the city and the new train station due to open in Moseley Soon! The flat itself is located on the first floor, and provides; internal hallway, Two bedrooms, Bathroom, Kitchen, Living room with a south facing terraced/outside space. The property is double glazed throughout and gas central heating. The Energy Efficiency rating is TBD. To truly appreciate this delightful flat, book a viewing with our Moseley office today!



### Approach

The property is approached via a front garden with door opening into communal hallway with stairs giving rise to the first floor flat with wooden door opening into:

### Hallway

With ceiling light point, SPC flooring and doors opening into:

### Kitchen

9'9" x 12'9" (2.99 x 3.89)

With LVT floor, two ceiling light points, double glazed window to the side aspect, wall mounted Navien boiler, wall and base units with work surfaces over, space for fridge freezer, space for washing machine, cooker with extractor over, tiling to splash backs with space and plumbing for a dishwasher, and door opening into:

### Living Room

19'5" x 9'10" (5.94 x 3.0)

With SPC flooring, ceiling light point, central heating radiator, cornice to ceiling, double glazed window to the side aspect and double glazed sliding doors giving access to the balcony area overlooking the rear garden.

### Bedroom One

12'9" x 10'11" x 15'5" (3.91 x 3.33 x 4.72)

With wood effect flooring, ceiling light point with decorative ceiling rose, cornice to ceiling, central heating radiator, double glazed window to the rear aspect and door opening into:

### Lobby Area

With laminate wood effect flooring, ceiling light point, corniced to ceiling and doors opening into:

### Bedroom Two

5'10" x 7'4" x 17'6" (1.79 x 2.24 x 5.34)

With laminate wood effect flooring, two ceiling light points, double glazed window to the front aspect and built-in storage.

### Shower Room

6'1" x 6'3" (1.86 x 1.92)

With lino to flooring, walk-in shower with Triton shower over, decorative tiling to walls, wall mounted central heating towel rail, sink on pedestal with mixer tap over and low flush push button WC.

### Tenure

We have been informed by our vendors the property is share of freehold and that the lease term remaining is approximately 962 years, the ground rent is approximately £25 per annum and the service charges are approximately £720 per annum (subject to confirmation from your legal representative).

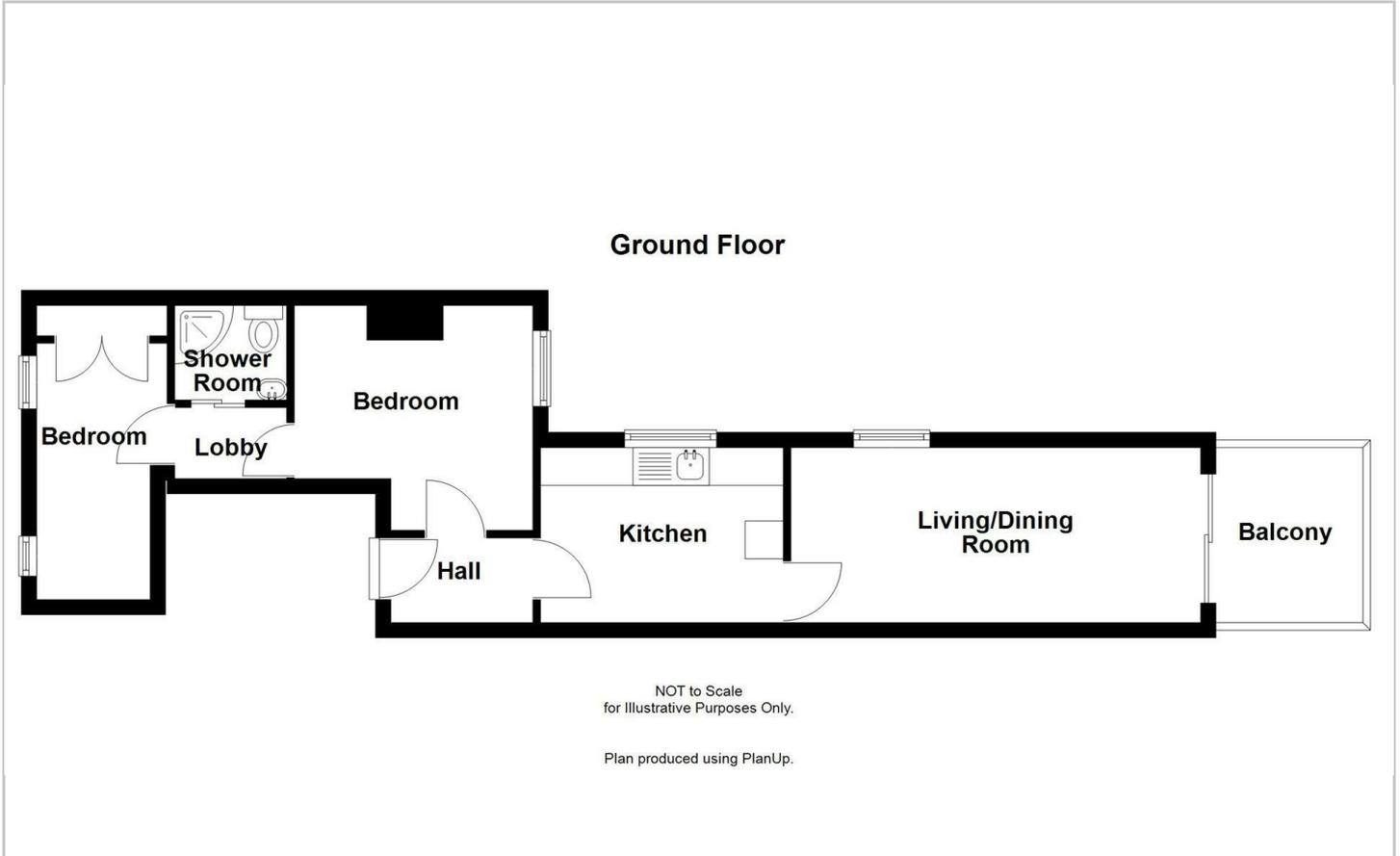
### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 2, 153 College Road, Moseley, Birmingham, B13 9LJ is band D and the annual Council Tax amount is approximately £2,237.00 subject to confirmation from your legal representative.





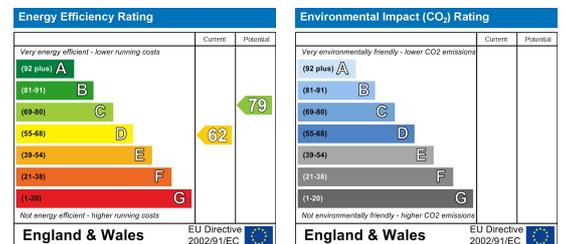
## Floor Plan



## 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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