



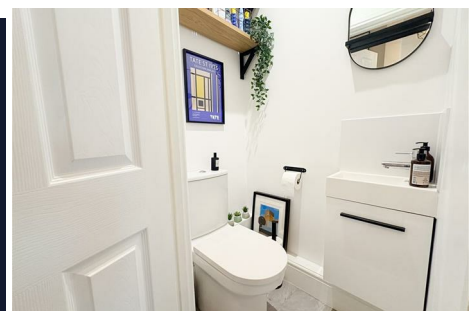
1, 58 Greenhill Road

Moseley, Birmingham, B13 9SS

Offers In The Region Of £180,000



STUNNING GROUND FLOOR GARDEN APARTMENT, ONE BEDROOM WITH WONDERFUL CHARACTER This spacious one bedroom, open plan living room, garden apartment is situated in this wonderful converted house on the sought after, Greenhill Road in the Moseley Triangle. The property benefits from being a 10 minute walk to the new Moseley Train Station and Kings Heath Station, providing access to the City Centre. The flat boasts with charm and character with the accommodation on offer briefly comprising; communal entrance hall, excellent living /dining room, with feature bay window, garden access, kitchen, separate WC, and further modern bathroom, and a lovely master bedroom. Energy Efficiency Rating TBC. To arrange your viewing please call our Moseley Office or please feel free to visit our website for further information.



Approach

This one bedroom, ground floor converted apartment is approached via a communal front drive providing shared parking for the flats, leading to double communal front entrance doors opening into a communal hallway with Minton tiled flooring and a wooden front entrance door opening into:

Communal Hallway

With many original features, Minton style flooring, access to cellar, stairs rising to the first floor accommodation and an original style hardwood front entry door opening into:

Open-Plan Living

20'3" x 13'10" (6.18 x 4.24)

With original single-glazed bay window looking out on to the front aspect, custom fitted plantation shutters, real wooden floor, dado rail, cornice to ceiling, decorative ceiling rose with ceiling light point, picture rail, central heated radiator, "Ideal" boiler in wall mounted cupboard which was installed in 2021, and converted fireplace with fully functioning log burner installed, with brick interior surround and stone hearth .

Kitchen

6'0" x 7'2" (1.84 x 2.20)

The kitchen area offers a matching selection of white wall and base units, wooden countertop with stone based sink providing two sink bowls, drying space to side and a mixer hot and cold tap. Integrated Cooke & Lewis gas hob, grill and oven under with extractor fan over, integrated fridge freezer, integrated dishwasher and brick style tile to wall as splashback and lighting under wall mounted cupboards.

Inner Hallway

With a wall-mounted intercom system, wooden panelled door opening into a useful storage cupboard and further wooden panelled doors opening into:

Separate WC

3'9" x 2'9" (1.15 x 0.84)

With tiled floor, low flush WC, corner wash hand basin with hot and cold mixer tap and storage below and ceiling light point.

Bedroom

11'9" x 11'5" (3.59 x 3.48)

With a central heating radiator, ceiling light point, double glazed exterior door giving access out to communal garden and interior door opening into:

Bathroom

7'05" x 8'07" (2.26m x 2.62m)

Tiling to floor, underfloor heating, ceiling spot lights, extractor fan, wall mounted towel radiator, space for washing machine and dryer, double glazed window to the side aspect, low flush WC, wash hand basin on vanity unit with hot and cold mixer tap, walk-in shower with mains powered shower over and tiling to walls,

Communal Garden

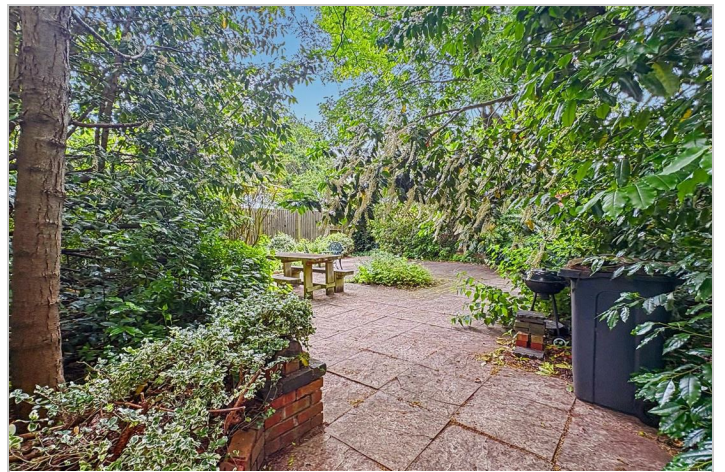
With a paved patio area with mature trees, plants and shrubs and fencing to borders.

Tenure

We have been informed by our vendors the property is Share of Freehold and that the lease term remaining is approximately 982 years, there is no ground rent and the service charges are approximately £145 per calendar month (subject to confirmation from your legal representative).

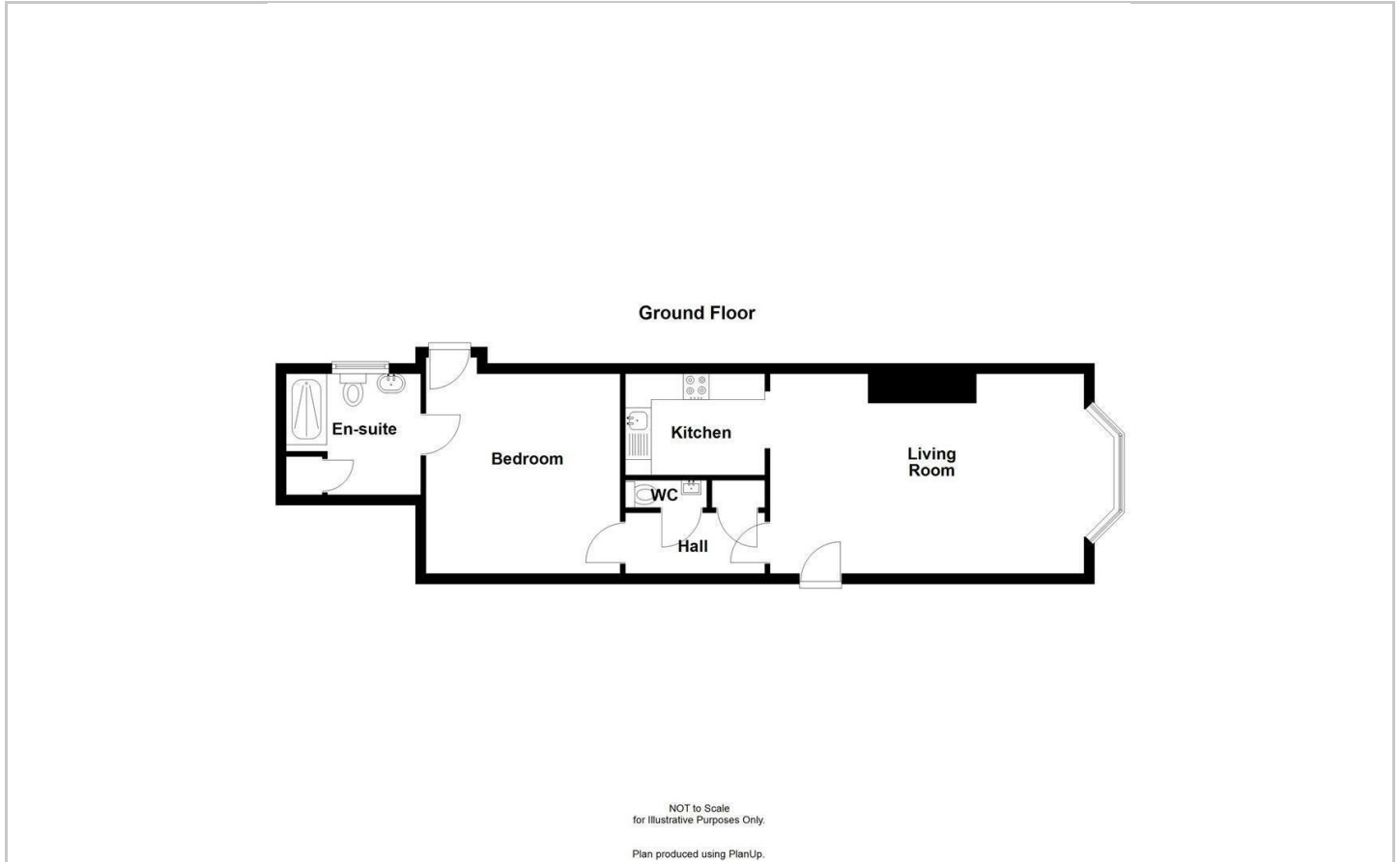
Council Tax Band

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 £1,568.78 subject to confirmation from your legal representative.





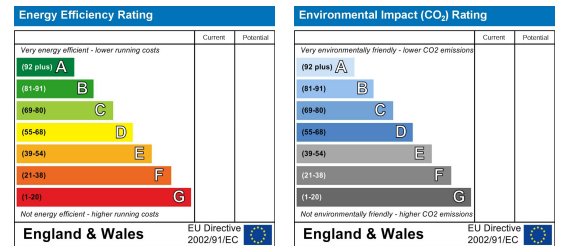
Floor Plan



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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