



## 14 April Croft

Moseley, Birmingham, B13 9HP

Offers In The Region Of £275,000



**\*\*Lovely Three Bedroom End-Terrace Home with No Upward Chain!!\*\*** Lovely three bedroom end-terrace home located in this lovely, quiet location in Moseley! Offering excellent access to all of the nearby amenities including Moseley Village with all of its associated amenities including coffee shops, cafes, restaurants, shopping facilities and also being close to the local transport links for access into the City Centre and upcoming Moseley Train Station and close links to Cannon Hill Park, QE Hospital and MAC Theatre. The property benefits from no upward chain, central heating, double glazing (where stated) and a garage in separate block. The accommodation consists of; street parking or garage in separate block, front fore garden, entrance hallway, kitchen, living room with access to a well maintained rear garden. To the first floor there are three bedrooms and a family bathroom. Energy Efficiency Rating TBD. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



#### Approach

The property is approached via a pathway leading to porch with double glazed door opening into:

#### Porch

With a further wooden door opening into:

#### Hallway

With central heating radiator, wall mounted light point, ceiling light point, stairs giving rise to the first floor landing, under stair storage and doors opening into:

#### Kitchen

10'4" x 12'11" (3.16 x 3.95)

With laminate to flooring, central heating radiator, ceiling light point, wall and base units with marble effect work surfaces over, space for fridge freezer, cooker and hob with extractor over, dishwasher and washing machine, tiling to splash backs, stainless steel one and a half bowl sink and drainer with mixer tap over, double glazed window to the front aspect and door opening into storage cupboard providing useful storage.

#### Living Room

13'3" x 16'7" (4.06 x 5.07)

With double glazed window to the rear aspect, two central heating radiators, ceiling light point, door opening into storage cupboard providing useful storage and patio door giving views and access to the rear garden.

#### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point, door opening into airing cupboard housing the 'Worcester' combination boiler and doors opening into:

##### Bedroom One

11'10" x 9'6" (3.62 x 2.92)

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

##### Bedroom Two

9'2" x 14'7" (2.80 x 4.47)

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

##### Bedroom Three

7'1" x 9'11" (2.17 x 3.03)

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

#### Bathroom

6'7" x 5'11" (2.03 x 1.82)

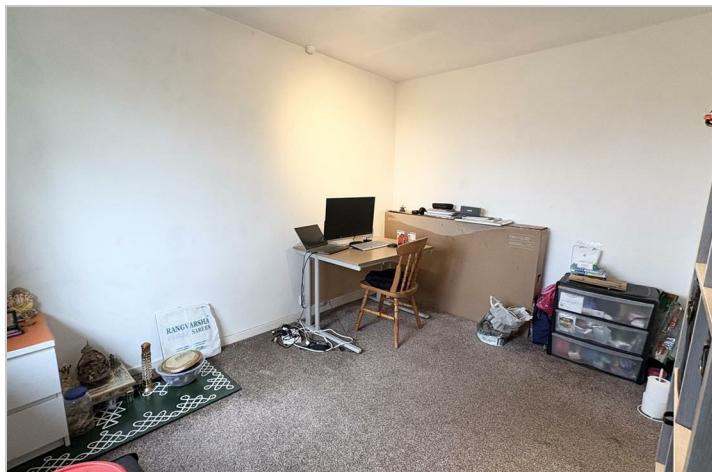
With low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over and shower attachment above, double glazed opaque window to the front aspect, ceiling light point, lino to flooring and central heating towel rail.

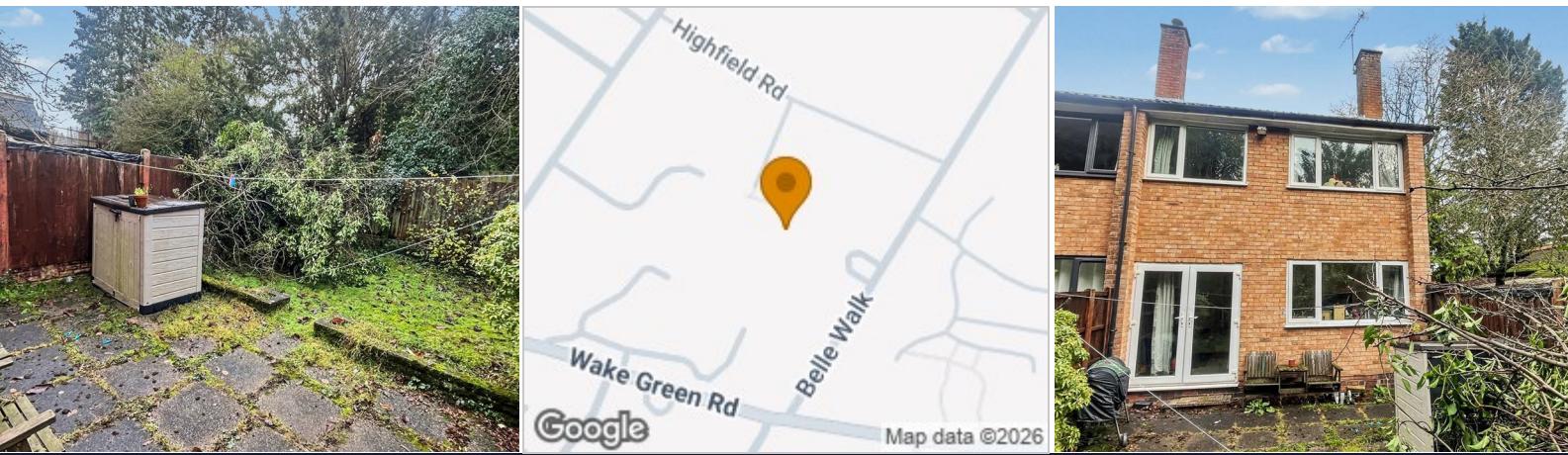
#### Rear Garden

With a paved patio area leading to lawned area with decorative trees and fencing surround.

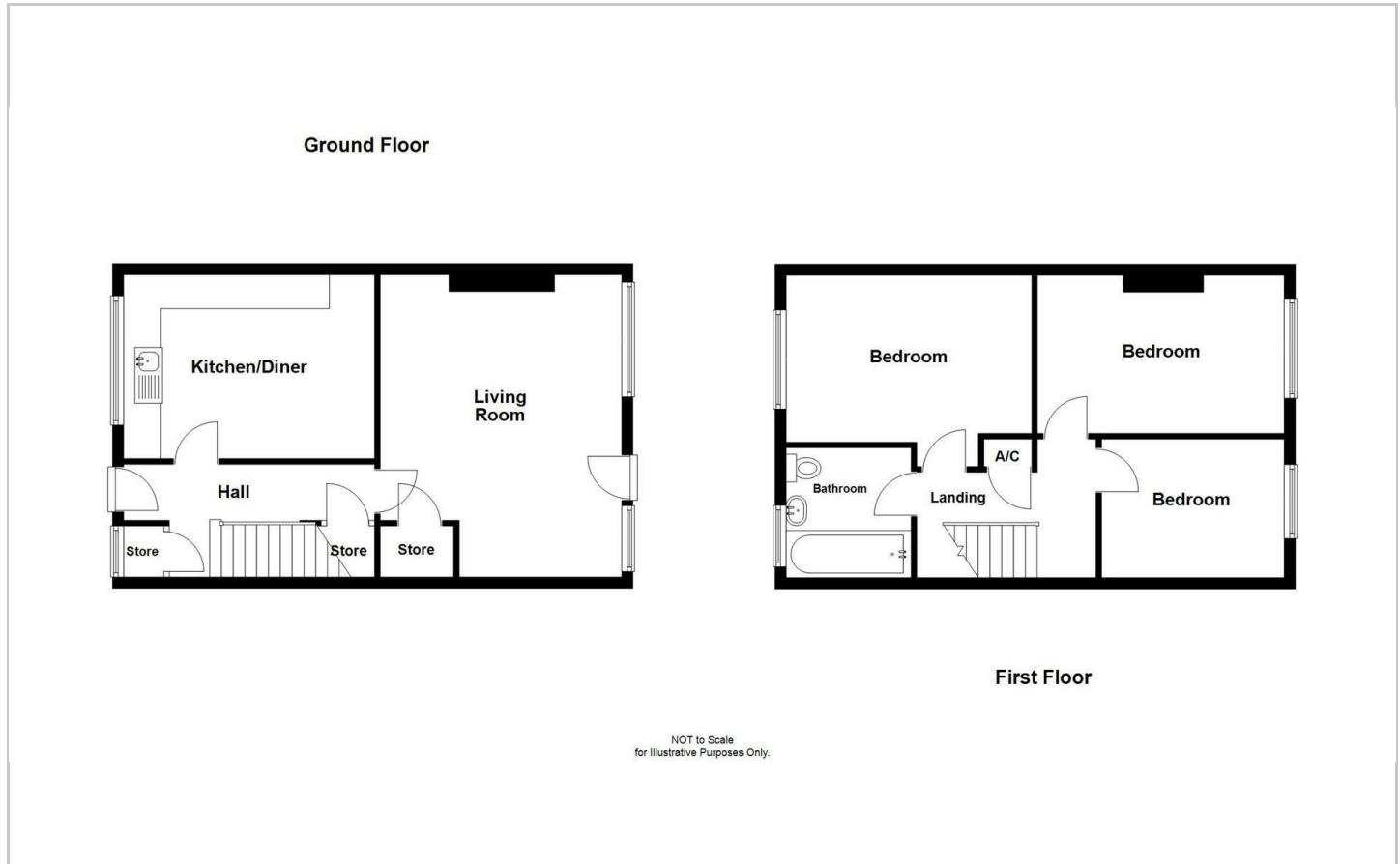
## Council Tax Band

According to the Direct Gov website the Council Tax Band for 14 April Croft, Moseley, Birmingham, B13 9HP is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.





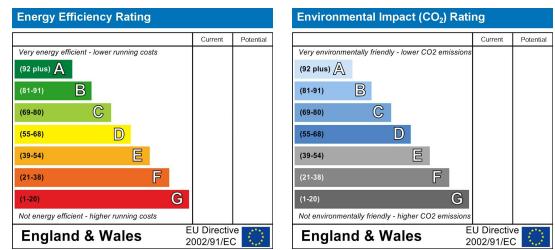
## Floor Plan



## 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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk