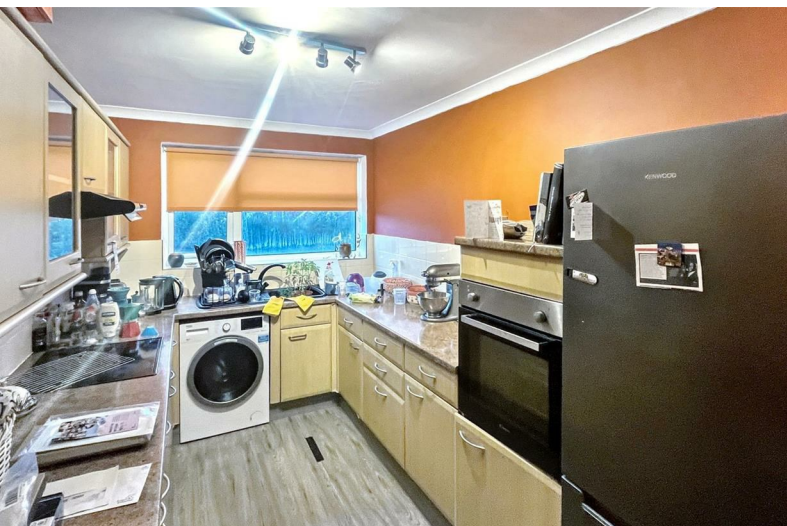




## 33a Clarence Road

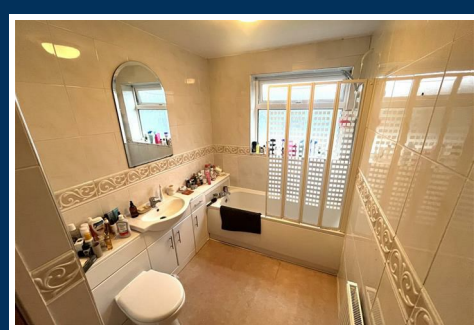
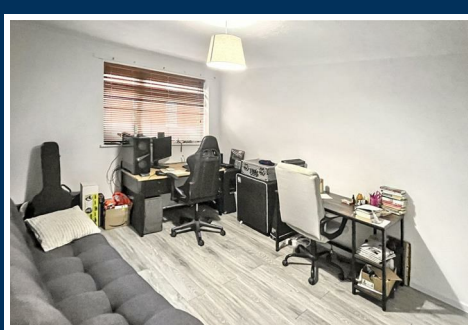
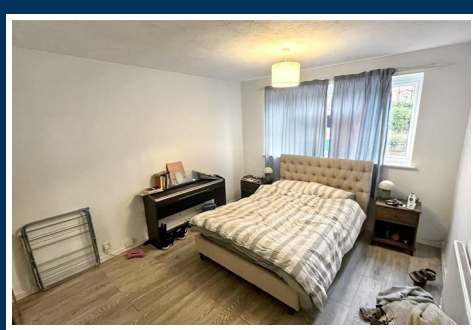
Moseley, Birmingham, B13 9SY

Offers Over £180,000





**Lovely two bedroom, first floor maisonette, situated in this quiet residential location within Moseley, within close proximity of Moseley Village and Kings Heath High Street with its associated bars, coffee shops, restaurants and Train Stations to open soon. The accommodation briefly comprises; communal gardens, entrance hall, living room, kitchen, two bedrooms, bathroom. This property also benefits from double glazing, electric heating and no upward chain! Energy Efficiency Rating E. To arrange your viewing to fully appreciate this lovely flat please contact our Moseley office.**



### Approach

This two bed first floor maisonette is approached via communal areas with pathway leading to a UPVC opaque glazed door opening into:

### Hallway

With wooden laminate to flooring and stairs giving rise to the first floor landing with continued laminate to flooring, central heating radiator, ceiling light point and doors opening into:

### Kitchen

14'5" x 7'9" (4.40 x 2.37)

With continued laminate to flooring, ceiling light point, coving to ceiling, central heating radiator, wall and base units with marble effect work surfaces incorporating sink and drainer with mixer tap over, built-in 'Candy' cooker, Diplomat hob with extractor over, double glazed window to the rear aspect, tiling surround, space for washing machine and fridge freezer and wall mounted light point.

### Living Room

14'5" x 11'2" (4.40 x 3.41)

With wall and ceiling light point, coving to ceiling, double glazed window to the rear aspect, central heating radiator and laminate wood effect flooring.

### Bedroom One

11'2" x 14'5" (3.42 x 4.40)

With continued wooden laminate to flooring, central heating radiator, ceiling light point, double glazed window to the front aspect and built-in wardrobe.

### Bedroom Two

11'2" x 14'5" (3.41 x 4.40)

With built-in wardrobes, ceiling light point, coving to

ceiling, double glazed windows to the front aspect, central heating radiator, continued laminate to flooring and door opening into over stairs storage cupboard housing 'Vaillant' boiler and providing useful storage space.

### Bathroom

6'4" x 11'2" (1.94 x 3.42)

With lino to flooring, three piece bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, panel bath with mixer tap over and 'Triton' shower over, double glazed opaque window to the rear aspect, ceiling light point, central heating radiator and door opening into airing cupboard providing useful storage space.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 129 years, there is no ground rent and no service charge (subject to confirmation from your legal representative).

### Council Tax Band

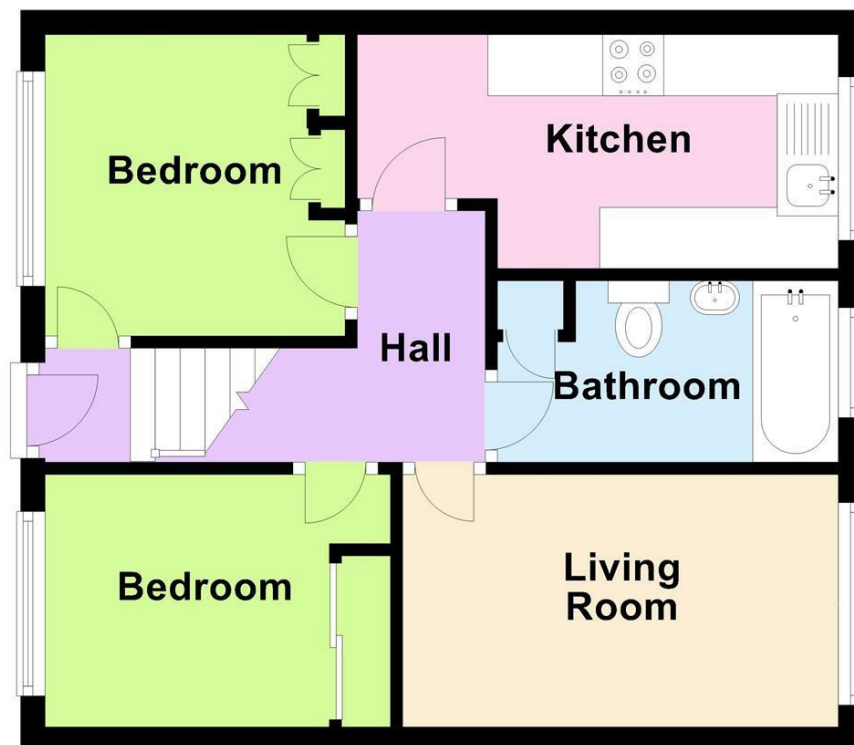
According to the Direct Gov website the Council Tax Band for 33a Clarence Road, Moseley, Birmingham, B13 9SY is band A and the annual Council Tax amount is approximately £1,389.17 subject to confirmation from your legal representative. subject to confirmation from your legal representative.





## Floor Plan

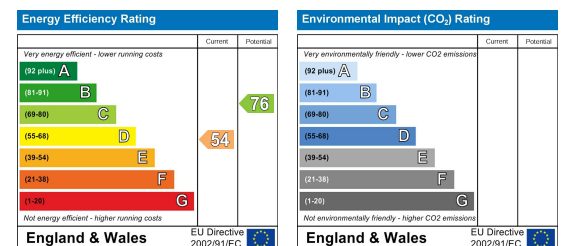
Clarence Road - NOT TO SCALE - For Illustrative purposes only



## Viewing

Please contact our Rice Chamberlains 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.