



32 Woodbridge Road

Birmingham, B13 8EJ

Offers Over £350,000



LOVELY THREE BEDROOM TOWNHOUSE IN PRIME MOSELEY LOCATION WITH OFF ROAD PARKING! This three bedroom townhouse is perfectly situated in an ideal location, providing easy access to great nearby amenities such as cafes, restaurants, local community hubs, schools, shops, green spaces and amazing transport routes throughout the city, with the added benefit of the Moseley Train Station, which is within close proximity! The property comprises of the ground floor accommodation consisting of hallway, kitchen, living room with access to the garden and secure rear parking! The first floor accommodation provides two bedrooms, with one bedroom benefitting from an en-suite shower room, a separate family bathroom and two further storage cupboards. Stairs raising to the top floor accommodation with a further bedroom and a bathroom. Energy efficiency rating is C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

This property is approached via front entrance door leading into:

Hallway

With tile to floor covering, wall light points, cornice to ceiling, skirting board, central heating radiator, stairs giving rise to the first floor accommodation and doors opening into:

Kitchen

10'5" x 11'8" (3.19m x 3.58m)

With beige tile to floor covering, tiling to splashbacks, ceiling spot lights, a selection of sage green wall and base units featuring silver handles, spotlights under wall units, wrapped white work surfaces, stainless steel double sink with mixer tap, skirting board, space facility for a washing machine and dishwasher. Integrated fridge/freezer, in-built speaker system, boiler and double-glazed timber framed window to the front aspect.

Living Room

14'8" x 12'4" (4.48m x 3.78m)

With four wall light points, cornice to ceiling, skirting board, in-built speaker system, central heating radiator, understairs nook, double glazed PVC French windows with double doors to the rear aspect leading out to the garden.

First Floor Accommodation

With balustrade and stairs giving rise to the first floor landing, with carpet to floor covering, cornice to ceiling,

skirting board, ceiling light point, wall light point, doors opening into two useful storage cupboards and further doors opening into:

Bedroom One

11'6" x 12'5" (3.53m x 3.80m)

With solid wood original floor covering, two ceiling light points, central heating radiator, cornice to ceiling, skirting board, in-built speaker system, double-glazed PVC window to the rear aspect and additional door leading to:

En-suite

3'2" x 8'0" (0.98m x 2.45m)

With grey Lino to floor covering, marble style tile to wall covering, shower with shower door and with overhead shower attachment, free standing sink with separate hot & cold taps and high flush W/C, central heating radiator, skirting board, ceiling light point and wall light.

Bedroom Two

9'1" x 8'7" (2.78m x 2.62m)

With carpet to floor covering, ceiling spot lights, cornice to ceiling, skirting board, in-built speaker system, central heating radiator, double-glazed timber framed window to the front aspect and in-built speaker system.

Bathroom

4'11" x 8'7" (1.52m x 2.62m)

With marble style Lino to floor covering, tiling to splash backs, ceiling light point, high flush W/C, skirting boards, central heating radiator, bath with separate hot & cold taps, free standing sink with mixer tap over, light

point above sink, and double-glazed timber framed opaque window to the front aspect.

Top Floor Accommodation

With stairs giving rise from the first floor to the top floor landing, internal window from bedroom into hallway, with wall light points and doors opening into:

Bathroom

8'7" x 7'1" (2.62m x 2.17m)

With solid wood original floor covering, skirting board, tiling to splash backs, internal window, high flush W/C, bath with Victorian style mixer tap and handheld shower attachment, sink with mixer tap over, central heating radiator.

Bedroom Three L-Shaped

11'7" x 14'4" x 7'0" (3.55m x 4.38m x 2.15m)

With solid wood original flooring, skirting board, ceiling light point, ceiling spot lights, four wall light points, central heating radiator, double-glazed PVC dormer window to the rear aspect, two further double-glazed wooden framed Velux windows and in-built speaker system.

Rear Garden

South-facing garden with patio, lawned area with shrubbery to sides and gate leading to secure parking space.

Parking and Service Charge

As advised by our vendor there is a payable service charge.

There are some common parts within the development, managed by a property management company to whom a service charge is paid bi-annually. The total amount for the current year is approximately £1,200.00 (subject to confirmation from your legal representative).

There is an allocated parking space and electronic gates to the car park.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 32, Woodbridge Road, Birmingham, B13 8EJ is band E and the annual Council Tax amount is approximately £2,876.09, subject to confirmation from your legal representative.





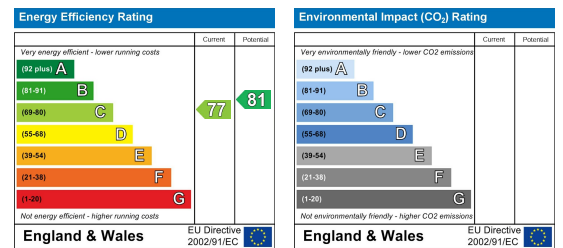
Floor Plan



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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