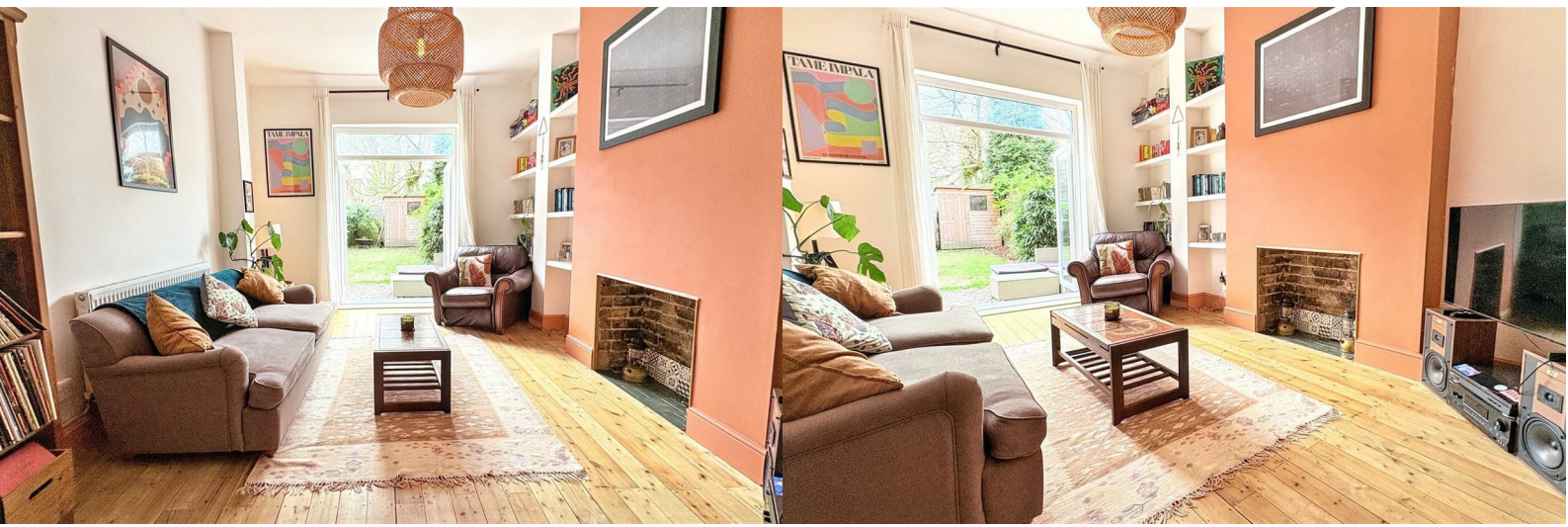




## Flat 1 40 Woodstock Road

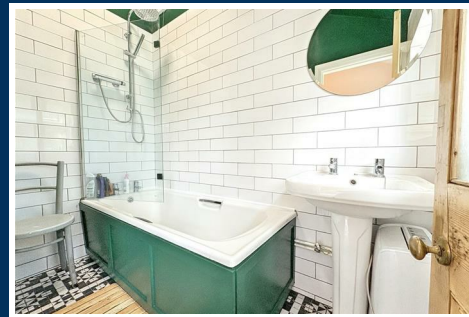
Moseley, Birmingham, B13 9BE

Offers Over £180,000





**\* GROUND FLOOR ONE BEDROOM GARDEN FLAT FULL OF CHARACTER\*** We are pleased to present this delightful, one bedroom ground floor flat with direct access to your own private garden; Ideally located for access into Moseley Village with all of its associated amenities including coffee shops, cafes, restaurants, shopping facilities, community hubs, Moseley Private park and pool, and also being close to the local transport links for access into the City Centre as well as the upcoming Moseley Train Station. This property is favourably located and tucked away with a shared driveway and a charming private entrance into the flat leading to the hallway which allows access to the bedroom, which offers a flood of natural sunlight and a charming bay window nook. The kitchen diner is a welcoming space and is followed by the bathroom which offers a separate w/c. The living room is graciously complimented with French doors onto your garden. The EPC rating is TBD. To view this enchanting flat, please call our Moseley office today!



### Approach

With a secured private entry leads to driveway providing off road parking leading to front entry door opening into:

### Apartment Hallway

With Minton style lino to flooring, two ceiling light points, central heating radiator, wooden panelling to walls, door opening into storage cupboard, door giving access to the rear garden and doors opening into:

### Bedroom

15'2" x 10'8" x 13'5" (4.64 x 3.26 x 4.10)

With ceiling light point, cornice to ceiling, picture rail, engineered wooden effect flooring and double glazed semi-octagonal bay window nook to the front aspect,

### Kitchen/Diner

11'10" x 10'3" x 12'4" (3.62 x 3.13 x 3.76)

With ceiling light point, tiled effect flooring, double glazed window to the side aspect, wall and base units with wooden effect work surfaces, space for fridge freezer and washing machine, integrated gas hob with extractor fan, integrated cooker, sink and drainer with hot and cold mixer tap, tiling to splashbacks, central heating radiator,

### Living Room

15'9" x 10'10" into chimney breast. (4.82 x 3.32 into chimney breast.)

With ceiling light point, wall mounted shelving, central heating radiator, original flooring and double glazed door.

### Separate WC

4'9" x 3'3" (1.45 x 1.01)

With a high flush WC, double glazed opaque window to the side aspect, central heating radiator, lino to flooring, ceiling spotlights and tiling to walls.

### Bathroom

4'4" x 7'8" (1.33 x 2.34)

With panel bath with shower over, tiling to walls, sink with hot and cold tap, tiled flooring, central heating radiator, double glazed window to the rear aspect and ceiling light point.

### Rear Garden

With garden having a selection of shrubs, side access and mature tree and a garden shed.

### Tenure

(We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 105 years, the ground rent is approximately £10 per annum and the most recent service charge was approximately £371.79 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 1, 40 Woodstock Road, B13 9BE is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.

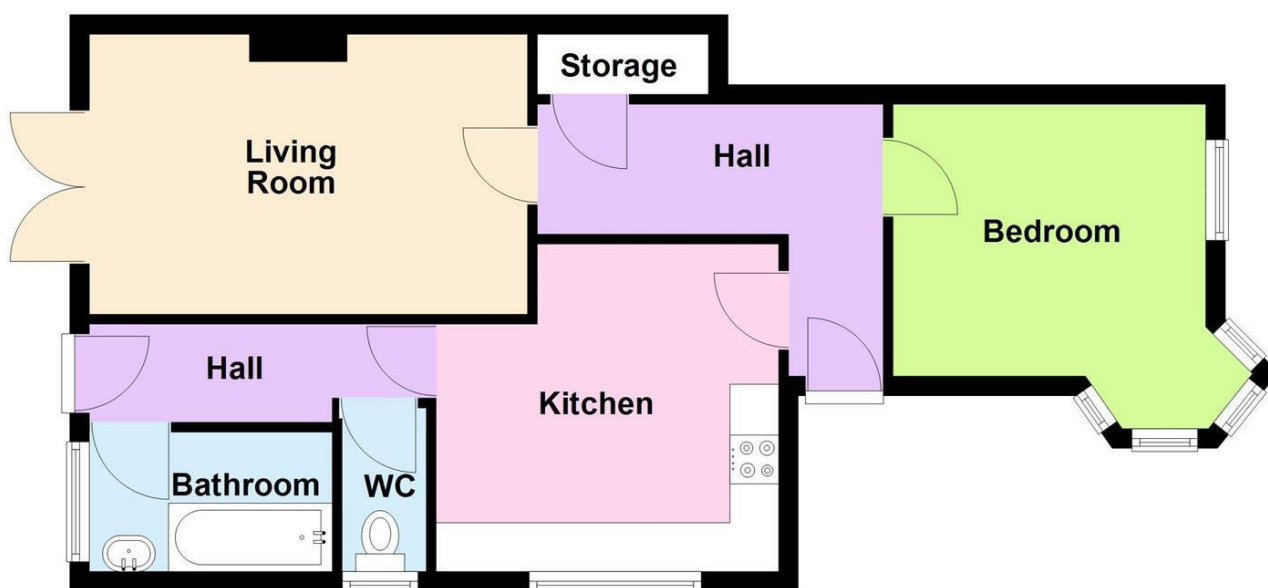






## Floor Plan

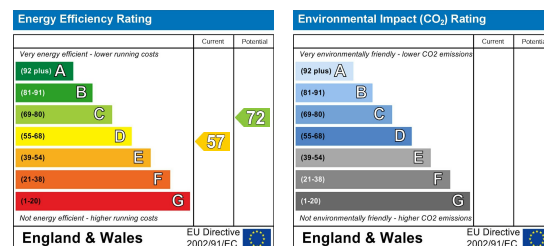
Woodstock Road  
- NOT TO SCALE  
- For illustrative  
purposes only



## 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.