



## Flat 5, 58 Greenhill Road

Moseley, Birmingham, B13 9SS

Offers Over £140,000



**\*LOVELY ONE BEDROOM FLAT IN BEAUTIFULLY CONVERTED VICTORIAN BUILDING IN PRIME MOSELEY LOCATION\*** This superb, second floor flat is located in this beautifully converted Victorian property which offers a wealth of period charm and character and is located in the much sought after 'Moseley Triangle'. The location provides an abundance of amenities in both Moseley and Kings Heath, with being perfectly situated between the two and there is also the added benefit of Moseley Train Station that is due to open! Being offered with a share of freehold the accommodation on offer briefly comprises; Communal Entrance hallway with Minton tile flooring, flat hallway, living room with new double glazed sash window, kitchen, spacious bedroom and a bathroom. Energy Efficiency Rating D. To arrange your viewing of this lovely flat please call our Moseley branch or alternatively visit our website.



### Approach

The property is approached via a wooden front entry door opening into:

### Hallway

With ceiling light point, central heating radiator, loft access point, wall mounted intercom system, door opening into storage cupboard and doors opening into:

### Bedroom

14'6" x 10'4" (4.43 x 3.17)

With ceiling light point, central heating radiator, eaves storage space and wooden framed window to the side aspect,

### Bathroom

9'0" x 4'5" (2.75 x 1.37)

With ceiling light point, lino to flooring, central heating radiator, double glazed window to the side aspect, wall mounted towel rail, low flush WC, wash hand basin with hot and cold mixer tap, panel bath with hot and cold mixer tap and shower over and tiling to walls.

### Living Room

11'9" x 8'0" (3.59 x 2.46)

With ceiling light point, central heating radiator, fireplace with brick surround and tiled hearth and double glazed sash window to the side aspect.

### Kitchen

5'7" x 12'0" (1.71 x 3.67)

With lino to flooring, ceiling light point, double glazed window to the rear aspect, base units with work surface over incorporating sink and drainer with hot and cold mixer tap, built-in oven with hob and

extractor over, tiled walls, space for fridge freezer and washing machine, Alfa eco plus boiler, pantry area with shelving and lino to flooring.

### Tenure

We have been informed by our vendors the property is Share of Freehold and that the lease term remaining is approximately 983 years, the ground rent and the service charges combined are approximately £1,764.00 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 5, 58 Greenhill Road, B13 9SS is band A which is £1,491.33 annually, subject to confirmation from your legal representative.







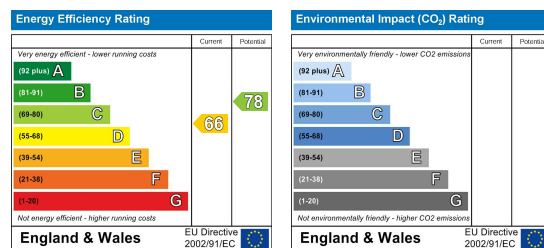
## Floor Plan



## Viewing

Please contact our Bournville Office on 0121 458 1123 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.