

**Minster Court, Church Road,
Moseley, Birmingham, B13 9AF**

Offers Over £100,000



We are delighted to offer to the market this one bedroom second floor flat located on Church Road in Moseley, which offers great access to Moseley Village and all of its associated amenities and also benefits from good transport links into the City Centre. Being an ideal first purchase or investment requiring modernisation. The accommodation briefly comprises; communal grounds, secure access to the block, with stairs access to the second floor, hallway, living room, kitchen, bathroom and bedroom. The Property also benefits from double glazing and central heating and a garage in a separate block. Energy Efficiency Rating E (cavity wall insulation recently installed). For further information or to arrange a viewing for this lovely property please contact our Moseley Office or please feel free to visit our website for further details.



ACCOMMODATION

Approach

Via a communal ground with lawned area and a selection of plants, shrubs and trees with a path leading to a front secure front entry door opening into:

Communal Entrance

With stairs giving access to the accommodation with front entry door opening into:

Entrance Hallway

With a storage cupboard housing the fuse box, wall mounted intercom system and door opening into:

Kitchen 8' 11" x 5' 8" (2.72m x 1.73m)

With lino to flooring, wall and base level units with work surface over incorporating stainless sink and drainer unit with mixer tap over, tiling to splash back areas, wall-mounted combination cooker / microwave, integrated electric hob, integrated electric cooker, separate fridge, separate freezer, small washing machine, wall mounted boiler, ceiling light point and double glazed window overlooking the front aspect.

Living Room 12' 3" x 11' 6" (3.73m x 3.50m)

With double glazed window overlooking the front aspect, ceiling light point, thermostat controls, central heating radiator and door opening into:

Bedroom 9' 0" x 13' 0" (2.74m x 3.96m)

With central heating radiator, ceiling light point, built-in storage cupboard providing useful storage and double glazed window overlooking the side aspect.

Bathroom 5' 9" x 7' 0" (min) x 8'11" (max)(1.75m x 2.13m)

With lino to flooring, panelled bath with two taps over and shower above, low flush WC, sink on pedestal with two taps over, double glazed frosted window, central heating radiator and ceiling light point.

Communal Gardens

Wrapping around the development and being laid mainly to mature lawn with pathways and mature trees, plants and shrubs.

Garage Not Been Inspected

Single garage with metal up and over door.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining will be approximately 143 years upon completion, the ground rent will approximately be a peppercorn amount per annum and the service charges are approximately £1,731.00 per annum (subject to confirmation from your legal representative).

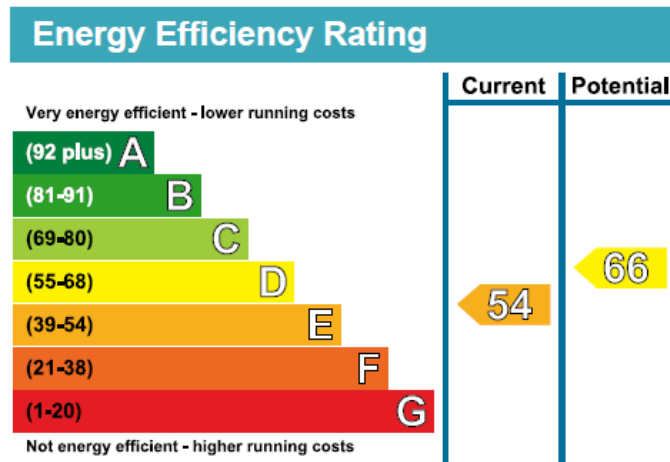
Council Tax Band

According to the Direct Gov website the Council Tax Band for Minster Court, Church Road, Moseley, Birmingham, B13 9AF is band A and the annual Council Tax amount is approximately £1,165.46 subject to confirmation from your legal representative.



Minster Court

For illustrative purposes only, NOT to scale.



Referral Fees - We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £150.00 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Moneywatch Finance Ltd who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Moneywatch Finance Ltd for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are approx. £200.00 per case.

The same also applies if we have introduced you to the services of Carpenters Street Surveyors Ltd who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee from Carpenters Surveyors up to £70.00. This referral fee does not impact the actual fee that you would pay Carpenters Surveyors Ltd had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If you have instructed another agent on a sole agency basis the terms of those instructions must be considered before contacting us, to avoid the possibility of paying two commissions if a sale results.