

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



FLAT 4, 60 GREENHILL ROAD
MOSELEY
BIRMINGHAM
B13 9SS

OFFERS OVER £150,000

A stylish and contemporary 1 double bedroom duplex apartment on the first and second floors of the rear wing of the building. Situated in a sought after area, and nicely located for access to High Street shops in Moseley and Kings Heath, pubs and restaurants, bus routes, and the regional road network. The apartment has combi gas fired central heating, PVC double glazing, and an electronically operated door opening system. Comprising: an entrance lobby, an open plan living room / fitted kitchen with double doors opening to a private south facing roof terrace; one double bedroom, and a modern shower room. The kitchen appliances consist of a five burner gas hob, an electric oven and grill, a grease filter, an automatic washing machine, and a fridge freezer. There is NO UPWARD CHAIN.



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FRONT / RESIDENTS' HALL

Wooden entrance door with top light above into the residents' hall, and a wall mounted intercom system. PVC double glazed window to the side elevation; cupboard containing the electricity meters, wooden stair case to the first floor, and a 'Minton' style tiled floor. The entrance to apartment 4 is at the top of the stairs.

ENRANCE LOBBY

Wooden entrance door; PVC double glazed window to the side elevation; ceiling light point, and a wooden to the living area.

OPEN PLAN LOUNGE / KITCHEN 17' 6" x 9' 11" including the area under the stairs. (5.33m x 3.02m)

A lovely area. KITCHEN: 11 ceiling mounted down lights, wall mounted intercom system, wall-mounted cupboards - there are light points underneath, floor mounted cupboards and drawers with work surfaces over, stainless steel 1 1/2 bowl, single drainer and a monobloc tap, tiled splash backs, wall mounted grease filter / light point, a 'neff' five gas ring hob, an electric oven and grill, and space and plumbing for an automatic washing machine. There is an area under stairs for a fridge freezer. The fridge freezer in place can be included in the sale. There is a cupboard underneath the stairs that contains a 'Ideal Logic Plus' combi gas fired central heating boiler. (This was installed in 2023) LOUNGE: PVC double doors opening to the private balcony; space for a breakfast table, wall-mounted double panel radiator, TV aerial point, and stairs rise to the upper level.

PRIVATE BALCONY

A private south facing balcony accessed from the lounge. Steel frame work with privacy glass to both sides, and a wooden platform.



STAIRS / INNER HALL

Stairs with handrail. PVC double glazed window to the side elevation; wall-mounted light points, the heating control panel is also accessed from the stairs; inner hall with doors off to the bedroom and the shower room.

BEDROOM ONE 10' 4" x 9' 10" (3.15m x 2.99m)

PVC double glazed window to the rear elevation, and two 'Velux' roof lights in the roof pitch; ceiling light point, and a wall mounted double panel radiator.

SHOWER ROOM 6' 10" x 4' 1" (2.08m x 1.24m)

PVC window to the side elevation; three wall-mounted light points, floor to ceiling tiling, wall mounted ladder style towel radiator, and a ceramic tiled floor. The suite comprises: wash hand basin with storage cupboard underneath, close coupled WC, and a walk in shower with sliding doors.

TENURE

Our client advises that the property is Leasehold. Term of lease - 125 years from 31 Jan 2005. The Vendor has told us that the combined service charge & ground rent is £1,426.60 per annum - this is payable in two instalments that are due in June & December. Buildings insurance is included in the service charge. Tenure, service charge and ground rent payments must be verified by the purchaser's solicitor.



VIEWINGS:- If you would like to book a viewing for this property please contact us.

PLEASE NOTE:- (1) These sale' particulars are for guidance only, and Glovers Estate Agents cannot guarantee their complete accuracy, nor do the particulars constitute a contract or part of a contract. (2) A purchaser must obtain verification on any point of importance or concern. (3) Any measurements given are approximate, and purchasers should verify the measurements for themselves especially before ordering furniture or floor coverings. (4) Glovers Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose; purchasers are advised to obtain verification from their solicitor or surveyor. (5) References to the tenure of a property are based on information provided by the seller; we will not have seen the title documents; purchasers must therefore obtain verification on tenure from their solicitor. (6) Items shown in photographs are not included in the sale unless specifically mentioned within the sale's particulars; certain items may be available by separate negotiation. (7) Purchasers must check the availability of the property before travelling to see it, and before making an appointment to view.

COUNCIL TAX BAND:- A

FIXTURES AND FITTINGS:- All items of fixtures and fittings except those mentioned in the detailed sales particulars are excluded from the sale.

PLANNING PERMISSIONS AND BUILDING REGULATION CONSENTS:- Any reference in these particulars to extensions or conversions of parts of the property, does not imply that planning permissions and / or building regulation consents have been obtained for the extensions or conversions. Unless specifically mentioned in these particulars, we will not have verified that any necessary consents have been obtained. Verification of these matters must be made by purchasers through their solicitor / conveyancer.

CONSUMER PROTECTION FROM UNFAIR TRADING LEGISLATION 2008:- We abide by current consumer protection legislation when dealing with our clients and customers. We do not engage in any unfair practices such as: giving false or misleading information to consumers; hiding or failing to provide material information; exerting undue pressure on consumers; we act with the standard of care and skill that is in accordance with honest market practice and in good faith.

REFERRAL FEES:- when a vendor or a purchaser asks Glovers to obtain a quote for conveyancing services, we might approach a solicitor with whom we have an agreement for paying us a referral fee should the buyer or seller instruct them. We do not have a referral agreement with all solicitors; where one exists the referral fee will be no more than £100.00 plus VAT.

ANTI MONEY LAUNDERING MEASURES:- We have in place procedures and controls, which are designed to forestall and prevent money laundering. If we suspect that a supplier, customer, client, or employee is committing a money laundering offence as defined by the Proceeds of Crime Act 2002, we will, in accordance with our legal responsibilities, disclose the suspicion to the National Criminal Intelligence Service.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA):- Glovers Estate Agents is a member of this organisation which is the UK's leading professional body for estate agency personnel across all branches of property services, being dedicated to the goal of professionalism within all aspects of property, estate agency, and land. We adhere to the NAEA's Codes of Practice and complaints redress procedures.

THE PROPERTY OMBUDSMAN:- Glovers Estate Agents is a member of The Property Ombudsman Scheme (TPOS) and follows the TPOS Code of Practice. The Property Ombudsman (TPO) scheme has been providing consumers and property agents with an alternative dispute resolution service for several years and provides consumers with a free, impartial, and independent alternative dispute resolution service. A copy of the Code of Practice and the Consumer Guide is available from us upon request.

CLIENT MONEY PROTECTION SCHEME:- As a member of the NAEA, we subscribe to a Client Money Protection Scheme which is a compensation scheme providing compensation to landlords, tenants, and other clients should an agent misappropriate their rent, deposit or other client funds. The scheme is arranged by Propertymark which is the organisation that combines the ARLA, NAEA, NAVA, ICBA, APIP and NFoPP Awarding Bodies into a single brand. Our client money protection certificate is available to see on the Glovers website.

GENERAL DATA PROTECTION REGULATIONS 2018:- Our Privacy Notice reflects the changes introduced by the General Data Protection Regulations (GDPR), and it sets out how we will collect and use your personal information and what your individual data protection and privacy rights are under the GDPR. Please view our Privacy Notice in full in the 'contact us' section of our website: glovers.uk.com In order to ensure our continued compliance with data protection and privacy laws, we may update the Privacy Policy from time to time.