



Apartment 3, 1A Oxford Road

, Moseley, B13 9EJ

Offers Over £290,000



****PRISTINE LUXURY APARTMENT IN THE HEART OF MOSELEY WITH NO CHAIN!****

This stunning, modern, corner block apartment is located in Moseley Village, just a stone throws away from local amenities like shops, cafes, restaurants, Moseley private Park and Pool as well as Community Hubs. It's location is also hugely complimented by nearby transport routes likes buses within the city, as well as the new and upcoming Train Station due to open!

The apartment is an outstanding spec throughout, offering secure communal entry and lift access to the first floor. There is a spectacular living and kitchen area with bespoke kitchen tiles, sleek cabinets and a spacious living area, two double bedrooms with Sharps fitted wardrobes, with the primary suite benefiting with an En-suite shower room and the very generous apartment bathroom. Energy Efficiency Rating is B. MUST VIEW THIS GORGEOUS APARTMENT TODAY!



Approach

The property is approached via a door opening into#:

Hallway

With laminate wood effect flooring, ceiling spotlights, wall mounted intercom system, central heating radiator, two storage cupboard one housing the Valliant boiler and water tank and further doors opening into:

Bedroom One

9'6" x 12'9" (2.92 x 3.89)

With ceiling spotlights, central heating radiator, built-in bespoke wardrobes, double glazed window to the front aspect and door opening into:

Open Plan Living/Kitchen Area

38'0" x 14'2" (11.6 x 4.33)

With laminate wood effect flooring, ceiling spotlights, two central heating radiators, double glazed window to the front aspect and open walkway into kitchen area. With a selection of wall and base units with work surfaces over with integrated AEG induction hob with extractor over and cooker and grill below, integrated AEG washing machine and integrated dishwasher and fridge freezer, tiling to splash backs and breakfast bar area.

Bathroom

9'3" x 8'5" (2.83 x 2.58)

With tiled floor covering, tiling to walls, low flush WC, wall mounted wash hand basin with hot and cold mixer tap, bath with hot and cold mixer tap and shower over with shower screen and wall mounted heated towel radiator.

En-Suite

5'7" x 7'3" (1.72 x 2.21)

With a walk-in shower with mains powered shower over, ceiling spotlights, tiling to walls, tiled floor covering, wall mounted towel radiator, low flush WC, wash hand basin with hot and cold mixer tap and shaver point.

Bedroom Two

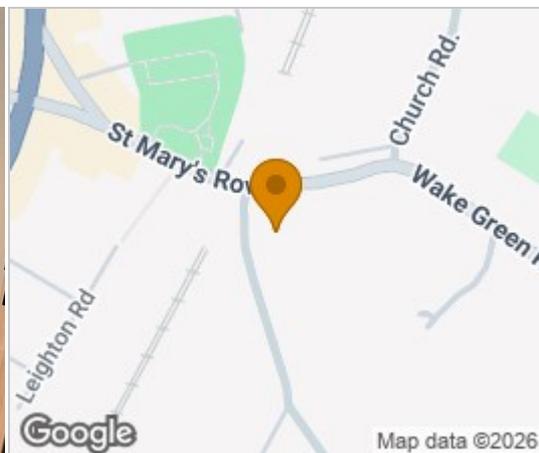
7'10" x 22'2" min x 24'5" max (2.41 x 6.78 min x 7.45 max)

With ceiling spotlight point, central heating radiator, built-in bespoke wardrobe and double glazed window.

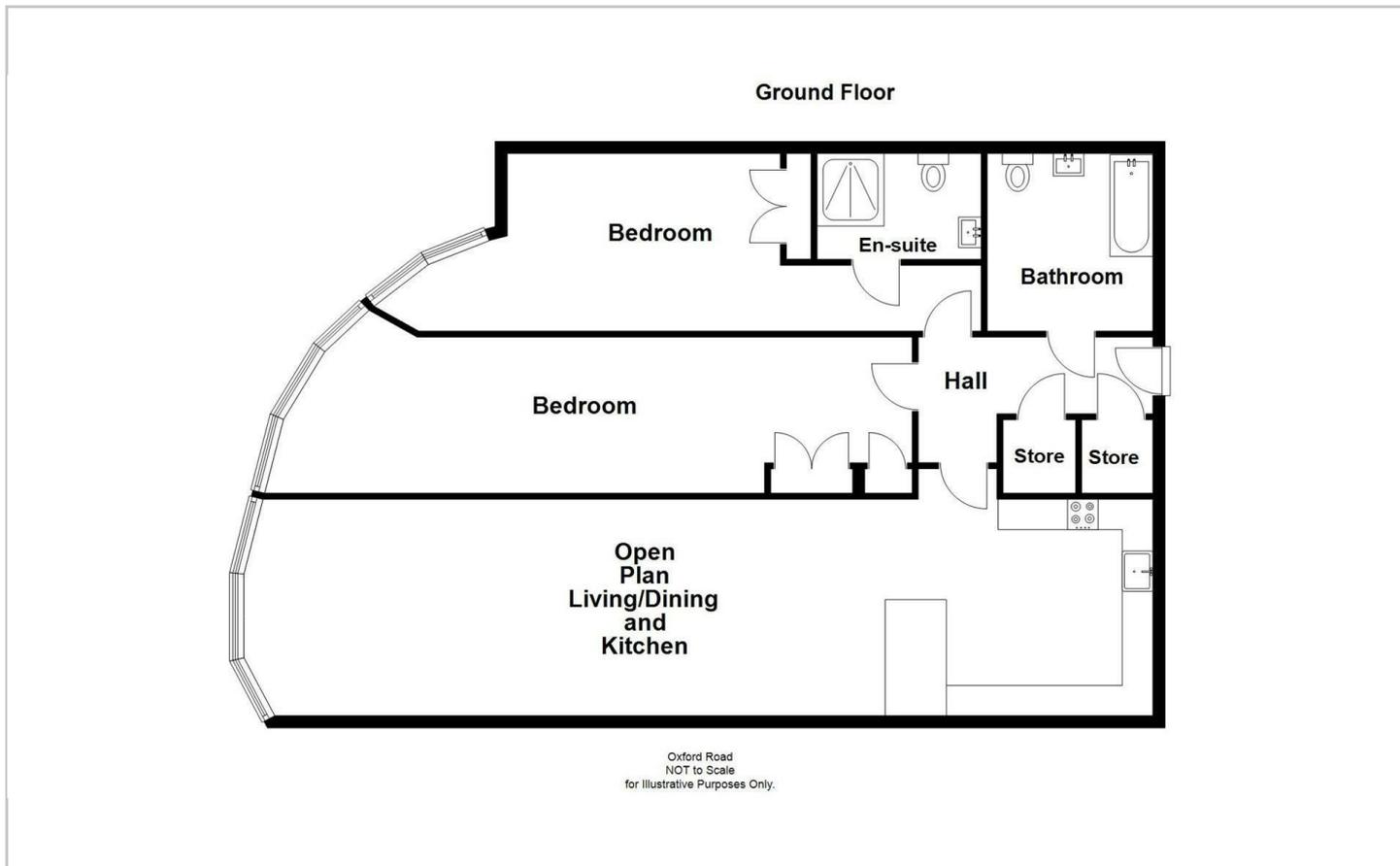
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 143 years, the ground rent is £200.00 per annum and the service charges costs please enquiry via the agents (subject to confirmation from your legal representative). *Please note our seller will pay for the first years service charge*





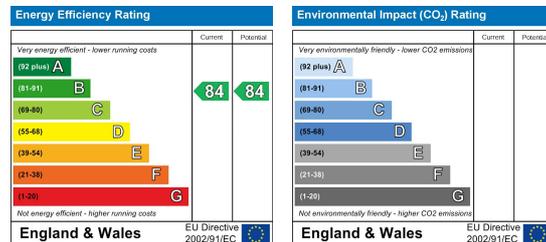
Floor Plan



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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk