

## Flat 14, Moseley Central 126 Alcester Road

Moseley, Birmingham, B13 8EQ

Offers Over £180,000



**\*NO CHAIN\*** We are pleased to offer this impressive second floor apartment located in this popular development in Moseley Village. Offering an excellent location for all of Moseley's associated amenities including bars and restaurants and the benefit of the upcoming Moseley train station. The accommodation briefly comprises, secure underground parking facility with an allocated parking bay, as well as bike storage, entrance hallway, open plan living room/kitchen with integrated appliances, bedroom one with en-suite shower room, second double bedroom and apartment bathroom. The property further benefits from triple glazing, electric heating and underfloor heating to the bathrooms. Energy Efficiency Rating B. To arrange your viewing, please contact our Moseley Office.



#### Approach

This second floor apartment is approached via a secure front entry door into communal hallway with stairs and lift access to second floor with wooden front entry door opening into:

#### Hallway

With wooden laminate to flooring, wall mounted intercom system, wall mounted 'Dimplex' electric heater, ceiling spotlights, door opening into airing cupboard housing boiler and space for washing machine and further useful storage space and further doors opening into:

#### Kitchen/Dining and Living Room

12'7" x 19'5" (3.85 x 5.94)

With continued wooden effect flooring, double glazed windows to the rear aspect and two ceiling light points. Kitchen area with white wall and base units with worksurfaces incorporating stainless steel sink and drainer with mixer tap over, 'Neff' cooker, electric hob with extractor over, in-built fridge and freezer, in-built 'Neff' dishwasher, tiling to splash backs, ceiling mounted extractor fan and ceiling spotlights.

#### Bedroom One

14'10" x 10'5" (4.54 x 3.20)

With double glazed window to the rear aspect,

ceiling light point, wall mounted 'Dimplex' electric heater and door opening into:

#### En-Suite Shower Room

3'10" x 6'10" (1.18 x 2.10)

With walk-in shower cubicle with shower and rainfall attachment over, tiled floor covering with under floor heating, wall mounted sink on vanity unit with mixer tap over, low flush WC, central heated towel rail, tiling to walls, ceiling mounted extractor fan and ceiling spotlights.

#### Bedroom Two

9'11" x 11'3" (3.04 x 3.44)

With double glazed window to the rear aspect, ceiling light point and wall mounted 'Dimplex' electric heater.

#### Bathroom

6'9" x 5'6" (2.08 x 1.69)

With tiled floor covering with under floor heating, tiled walls, wall mounted central heated towel rail, ceiling spotlights, ceiling mounted extractor fan, three piece white bathroom suite comprising wall mounted sink on vanity unit with mixer tap over, low flush WC and panel bath with mixer tap over and shower over.

Underground Parking Space and Bike Storage

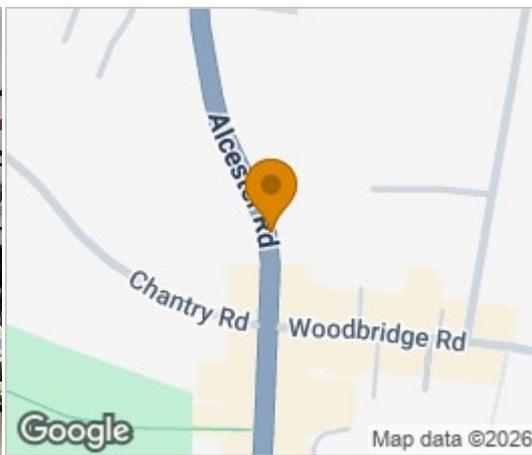
## Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 144 years, the ground rent is £210 per annum and the service charges are approximately £2,500 per annum (subject to confirmation from your legal representative).

## Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 14, Moseley Central, 126 Alcester Road Moseley, Birmingham, B13 8EQ is band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative.

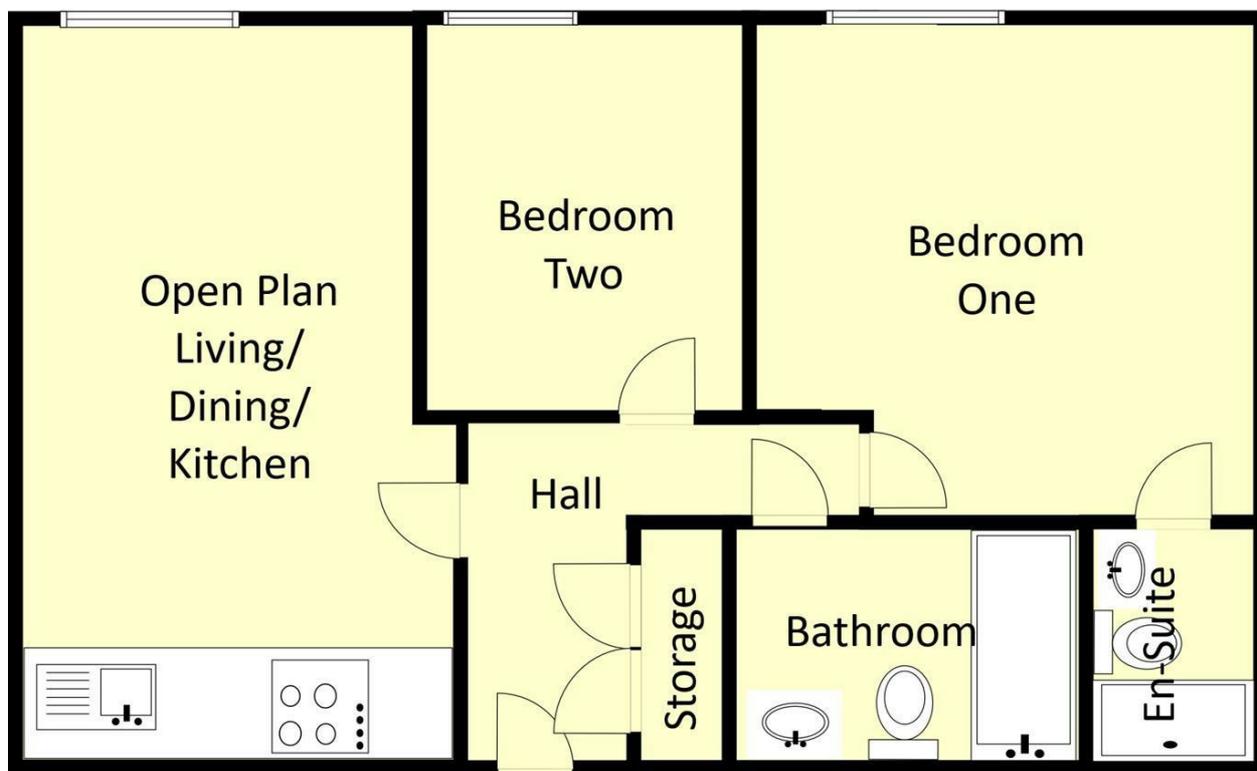




Floor Plan

## Moseley Central

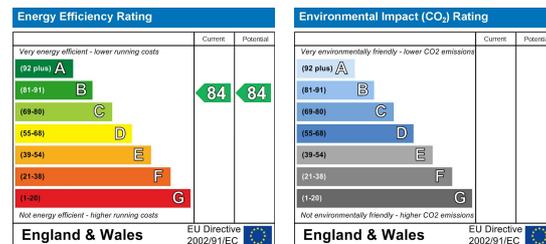
For illustrative purposes only, NOT to scale.



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



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.