Rice Chamberlains
ESTATE AGENTS LLP



126 Alcester Road

, Birmingham, B13 8EQ

Offers Over £180,000

1 2 2 B





***MODERN ONE BEDROOM APARTMENT WITH OUTDOOR TERRACE!* Located on the Alcester Road, Moseley Central is conveniently located to all Moseley Village has to offer with cafes, local businesses, community hubs, Moseley Park and Pool and transport routes to the city centre with bus routes and the Train Station also. The block itself benefits from secure parking and a secure entrance while apartment offers; entrance hallway with storage cupboard, access to open plan living kitchen area with double doors out into the lovely terrace area, bedroom and apartment bathroom. The property is double glazed / triple glazed throughout and has electric heating! The Energy efficiency rating is B. To truly appreciate this apartment, call our Moseley office today!**







Approach
With front entry door opening into:

Hallway
With laminate wood effect flooring, ceiling spotlights, electric radiator, door opening into storage cupboard housing the water tank and space for washing machine and doors opening into:

Bedroom
l-shaped 15'4" x 11'8" x 8'6" into storage (l-shaped 4.69 x 3.57 x 2.60 into storage)
With built-in wardrobes, floor to ceiling double glazed window to the rear aspect and wall mounted electric radiator.

Bathroom
5'6" x 6'9" (1.69 x 2.06)
With tiled floor and walls, wall mounted wash hand basin with hot and cold mixer tap, low flush WC, bath with hot and cold mixer tap and shower over, ceiling spotlights, extractor fan, wall mounted electric radiator and shaver point.

Open Plan Kitchen and Living Room
l-shaped 22'7" x 7'2" x 11'4" x 15'8" (l-shaped 6.89 x 2.19 x 3.46 x 4.80)
With laminate wood effect flooring, ceiling point lights, a selection of wall and base units with work surfaces over incorporating integrated dishwasher and fridge freezer, stainless steel sink and drainer with hot and cold mixer tap, built-in oven and grill with hob and extractor over and walkway into living area. With ceiling light point, floor to ceiling double glazed window with accompanying double glazed door to the rear terrace space with decking.

Tenure Details
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 142 years, the ground rent is £300.00 per annum and the service charges are approximately £2201.69 per annum (subject to confirmation from your legal representative).

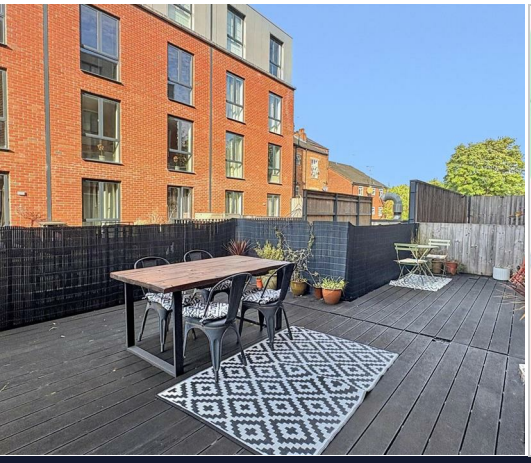
Council Tax Band
According to the Direct Gov website the Council Tax Band for Apartment 1, 126 Alcester Road, Moseley Central, Moseley, Birmingham, B13 8EQ is band C and the annual Council Tax amount is approximately £2,122.61 subject to confirmation from your legal representative.

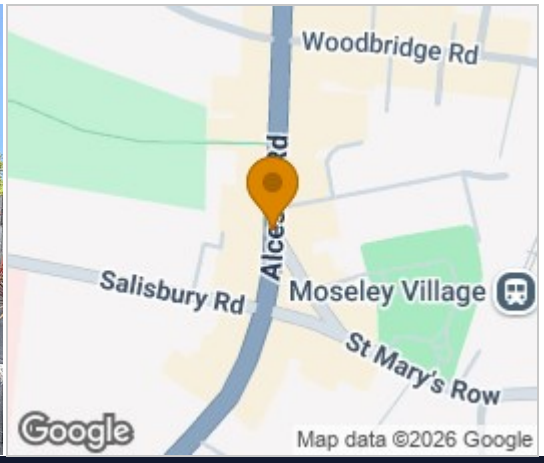




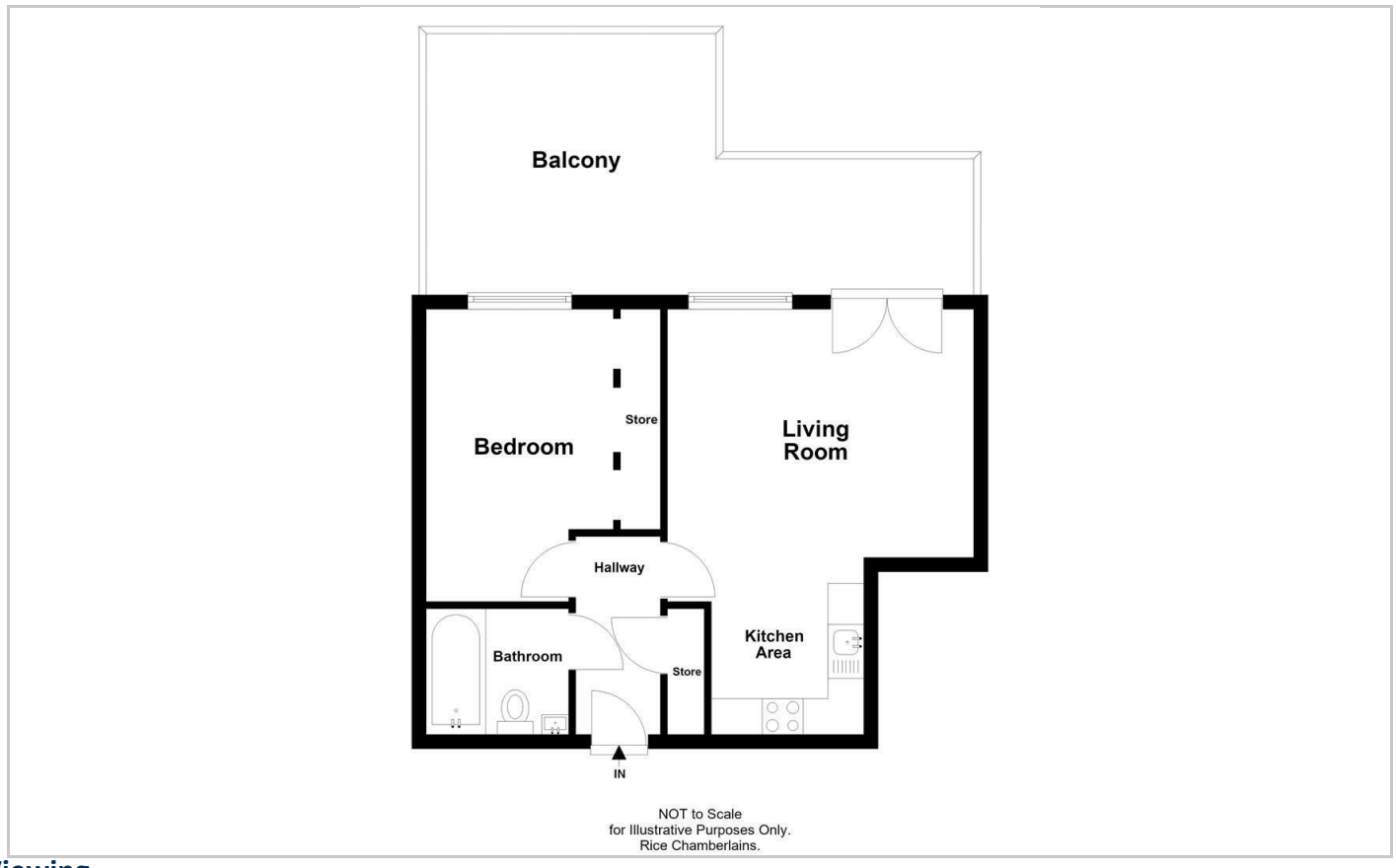








Floor Plan



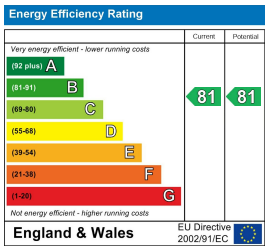
Viewing

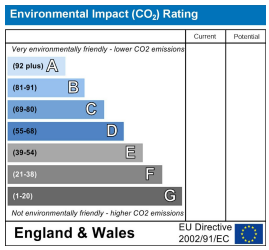
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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.

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