Rice Chamberlains
ESTATE AGENTS LLP

12 The Edge Moseley Road

Balsall Heath, Birmingham, B12 9BL

Offers Over £130,000

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***BRIGHT AND AIRY DUAL ASPECT ONE BEDROOM APARTMENT* Located on the 'Edge' of Moseley and Balsall Heath just off Moseley Road is this spacious one bedroom, dual aspect, converted warehouse apartment which would make an ideal buy to let or first time purchase. Offering some nice touches from the original conversion including large picture windows and offering excellent access into the City Centre with transport routes and the train station within Moseley Village, as well as all of the Village's award winning amenities the accommodation which should be viewed to be appreciated consists of; communal secure parking areas, communal hallway with lift and stair access, L-shaped entrance hallway, two storage cupboards, open plan dual aspect lounge / dining and kitchen, master bedroom and bathroom. Further offering electric heating and double glazing. Energy Efficiency Rating C. To arrange your appointment please call the Moseley sales team on; 0121 442 4040 or please feel free to visit our website at; www.ricechamberlains.co.uk**

Hallway

With two ceiling light points, laminate wood effect floor covering, two doors opens into storage cupboards one housing the water tank, wall mounted intercom system and further doors opening into:

Open Plan Living./Dining and Kitchen

12'3" x 25'7" x 7'10" (3.74 x 7.8 x 2.4)

Kitchen/diner area with recessed spots to ceiling, LVT flooring, double glazed window to the front aspect, a selection of all and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap, tiling to splash backs, built-in oven, hob with extractor over, space for washing machine and walkway into living area. With continued LVT flooring, double glazed window to the rear aspect, wall mounted electric radiator and two ceiling light points.

Bathroom

7'6" x 5'6" (2.3 x 1.7)

With lino to flooring, recessed spots to ceiling, low flush push button WC, sink on pedestal with mixer tap over, bath with mixer tap over, shower screen and wall mounted shower over, tiled to walls, extractor fan and shaver point.

Bedtroom

8'7" x 15'10" (2.62 x 4.84)

With ceiling light point, LVT flooring and double glazed window to the side aspect.

Communal Areas

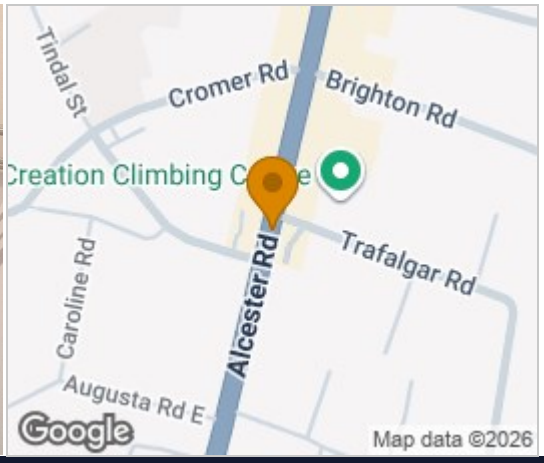
Being mainly laid to tarmac with allocated parking bays and a selection of mature trees and shrubs to borders.

Tenure

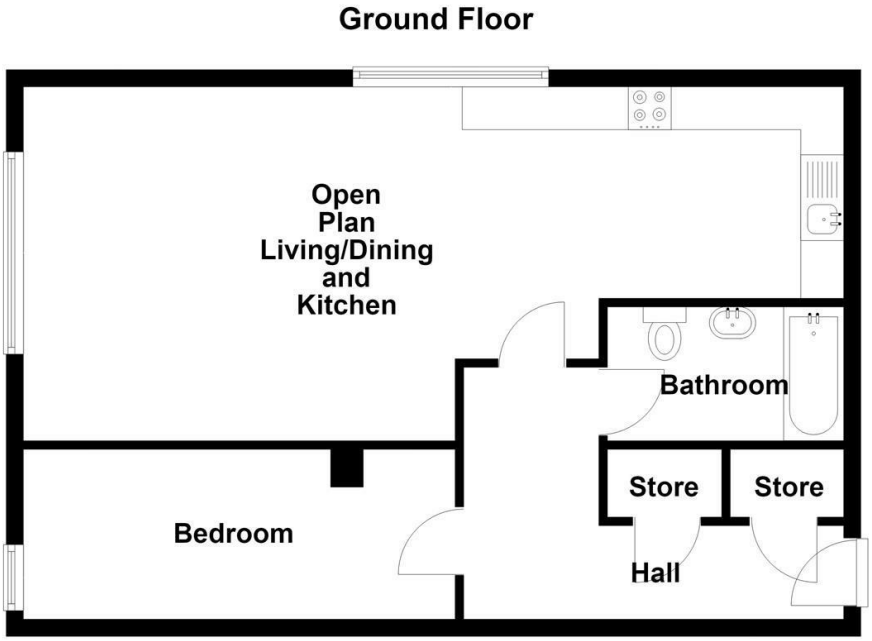
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 191 years, the ground rent is approximately £0 per annum and the service charges are approximately £1,340.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for The Edge, Moseley Road, Moseley, Birmingham, B12 9BL is band B and the annual Council Tax amount is approximately £1,830.25 subject to confirmation from your legal representative.



Floor Plan

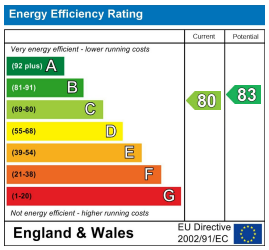


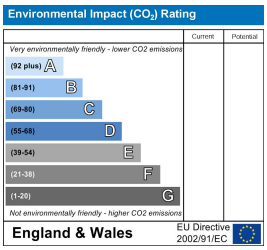
NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

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.

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