



## 12 Salisbury Close

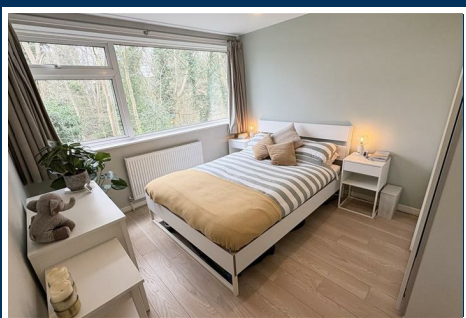
Moseley, Birmingham, B13 8JX

Offers Over £185,000





**\*SUPERB TWO BEDROOM APARTMENT IN A PRIME LOCATION\*** Offering to the market this spacious first floor apartment located in a very desirable development off of Salisbury Road in Moseley. Benefitting excellent access into Moseley village with all of its associated amenities including coffee shops, restaurants, bars, shops, pharmacies, laundromat and the new train station due to open soon! This lovely apartment also has the added bonus of having lovely views of the Moseley private park and pool! The light and airy apartment offers the following accommodation; communal parking, garage, entrance hallway, modern kitchen, dual aspect lounge / dining room, inner hallway, two good double bedrooms and a modern bathroom. EPC Rating C. To truly appreciate this lovely flat, call our Moseley office for a viewing today!



### Approach

This well-presented and much improved two double bedroom first floor apartment is approached via a communal walkway from the parking area providing parking for the apartment and a garage in a separate block. In turn leading to a communal front entry door opening into hall with hardwood front entry door opening into:

### Hallway

With a ceiling light point, laminate wood effect flooring, central heating radiator, built-in storage cupboard providing useful storage space leading to:

### Inner Hallway

With wall-mounted shelving points, laminate wood effect flooring, glazed interior door opening into the living / dining room and further open walk-way into the kitchen.

### Lounge/Dining Room

10'5" x 22'2" (3.20 x 6.78)

With a double-glazed dual aspect window giving views of Moseley Park and communal grounds and side window giving views to the front aspect, two ceiling light points, two central heating radiators, laminate wood effect flooring, laminate wood effect flooring and a glazed interior door opening into inner hallway.

### Kitchen

10'10" x 7'5" (3.32 x 2.28)

With a utility area with space facilities for a slim line dish-washer, fridge-freezer and microwave, built-in shelving and storage options, leading on to the main kitchen with a selection of modern matching wall and base units, incorporating glazed display units, roll

edge work surface, in-set stainless steel sink and drainer with hot and cold taps, tiling to splash back areas, laminate wood effect flooring, space facility for a gas cooker, wall-mounted central heating boiler unit, space facility for a washing machine, ceiling light point, central heating radiator, tiled floor covering, double-glazed window to the side aspect, and interior door opening into:

### Bathroom

5'4" x 6'11" (1.65 x 2.13)

Modern three-piece bathroom suite comprising of a low flush WC, wash hand basin on pedestal with hot and cold taps and a panelled bath with a hot and cold mixer tap and shower attachment above, tiling to all splash back areas, laminate wood effect flooring, ceiling light point and central heating radiator.

### Bedroom One

11'8" x 10'5" (3.56 x 3.20)

With a double-glazed window giving views of Moseley Park, ceiling light point, laminate wood effect flooring and central heating radiator.

### Bedroom Two

11'8" x 10'5" (3.56 x 3.20)

With a double-glazed window also giving views of Moseley Park, ceiling light point, laminate wood effect flooring and a central heating radiator

### Communal Grounds

Made up of well tendered mature lawns and gardens with hedgerows, plants and trees and also offering rear private complimentary access to Moseley Park.

### Tenure

We have been informed by our vendors the property

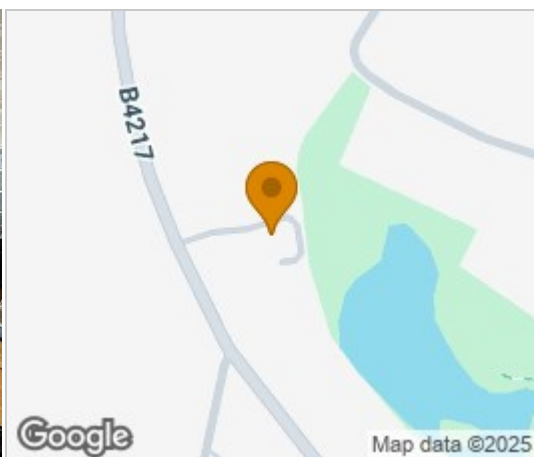
is Leasehold and that the lease term remaining is approximately 143 years, the ground rent is approximately £140.00 per annum and the service charges are approximately £2,100.00 per annum (subject to confirmation from your legal representative)

#### Council

According to the Direct Gov website the Council Tax Band for 12 Salisbury Close, Moseley, Birmingham, B13 8JX, is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.







## Floor Plan

### Salisbury Close

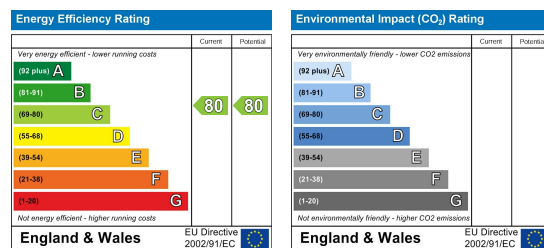
For illustrative purposes only, NOT to scale.



## Viewing

Please contact our Rice Chamberlains 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.