



## Apartment 14, 93 Moor Green Lane

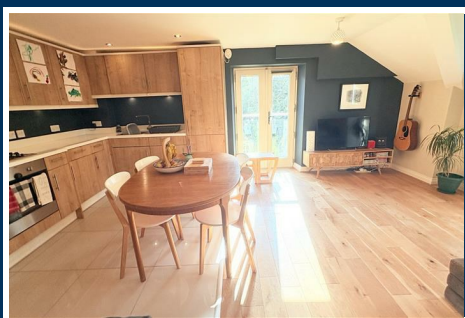
, Birmingham, B13 8JN

Offers Over £230,000





**LOVELY FIRST FLOOR TWO BEDROOM APARTMENT\*** Rice Chamberlains proudly presents this two bedroom apartment located in this highly desirable location off Moor Green Lane in Moseley. Offering excellent access to Moor Green Lane Allotments, Holders Woods which leads onto the popular Cannon Hill Park and Moseley Village with all of its associated amenities including cafes, bars, restaurants, shopping facilities and local transport links into the City Centre. The property benefits from triple glazing and under floor heating with the further accommodation briefly comprising; well manicured communal grounds, communal hallway with stairs and lift access to the first floor, living room with open kitchen, bedroom one with en-suite, and further double bedroom and family bathroom. The property also benefits from one allocated parking space. Energy Efficiency Rating B.



### Approach

With solid double doors opening in to:

### Hallway

#### L-Shaped Room

With engineered oak flooring, two ceiling light points and doors giving access to:

### Open Plan Kitchen/Living Room

19'3" x 14'9" (5.87m x 4.51m)

#### Kitchen Space

With gloss tile wall to floor covering, metal effect tiling to splash back, ceiling spot lights and two ceiling light points, wall and base units in solid wood oak effect with silver handles, white gloss work surfaces, cabinet homing the boiler. Integrated washing machine, fridge/freezer, gas hob, Zanussi grill/oven and extractor fan over. Sink and drainer with hot & cold mixer tap.

#### Living Space

With engineered oak flooring, dual aspect double glazed PVC windows to the rear aspect and double glazed UPVC French doors opening out to the side aspect.

### Bedroom One

10'5" x 13'1" (3.20m x 3.99m)

With carpet floor covering, two ceiling light points, built-in storage cupboard homing the water tank, double glazed PVC window to the side aspect and door opening in to:

### En-Suite

4'11" x 6'4" (1.51m x 1.94m)

With half tile to wall and floor covering, ceiling spot lights, low flush WC, wall mounted towel radiator,

free standing sink with hot & cold mixer tap, walk-in shower with shower head over and extractor fan.

### Bedroom Two

14'8" x 10'2" (4.49m x 3.11m)

With carpet floor covering, two ceiling light points, loft hatch(not inspected) and double glazed PVC window to the side aspect.

### Bathroom

6'10" x 5'6" (2.10m x 1.69m)

With beige marble effect tile to half wall and floor covering, ceiling spot lights, low flush WC, free standing sink with hot & cold mixer tap, bath with mixer hot & cold tap and shower head over, extractor fan and wall mounted towel rail.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 113 years, the ground rent is £200.00 per annum and the service charges are approximately £2,400.00 per annum (subject to confirmation from your legal representative).

### Council Tax

According to the Direct Gov website the Council Tax Band for Apartment 14, 93 Moor Green Lane, Birmingham, B13 8JN is band D and the annual Council Tax amount is approximately £2,237.00, subject to confirmation from your legal representative.

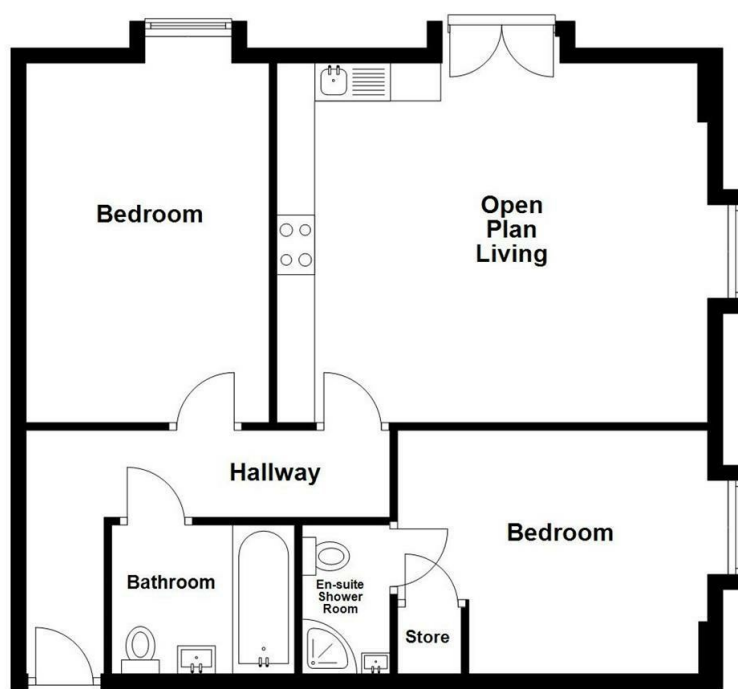






## Floor Plan

### Ground Floor

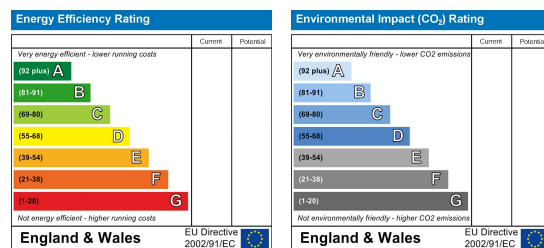


Moor Green Lane  
NOT to Scale  
for Illustrative Purposes Only.

## 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.