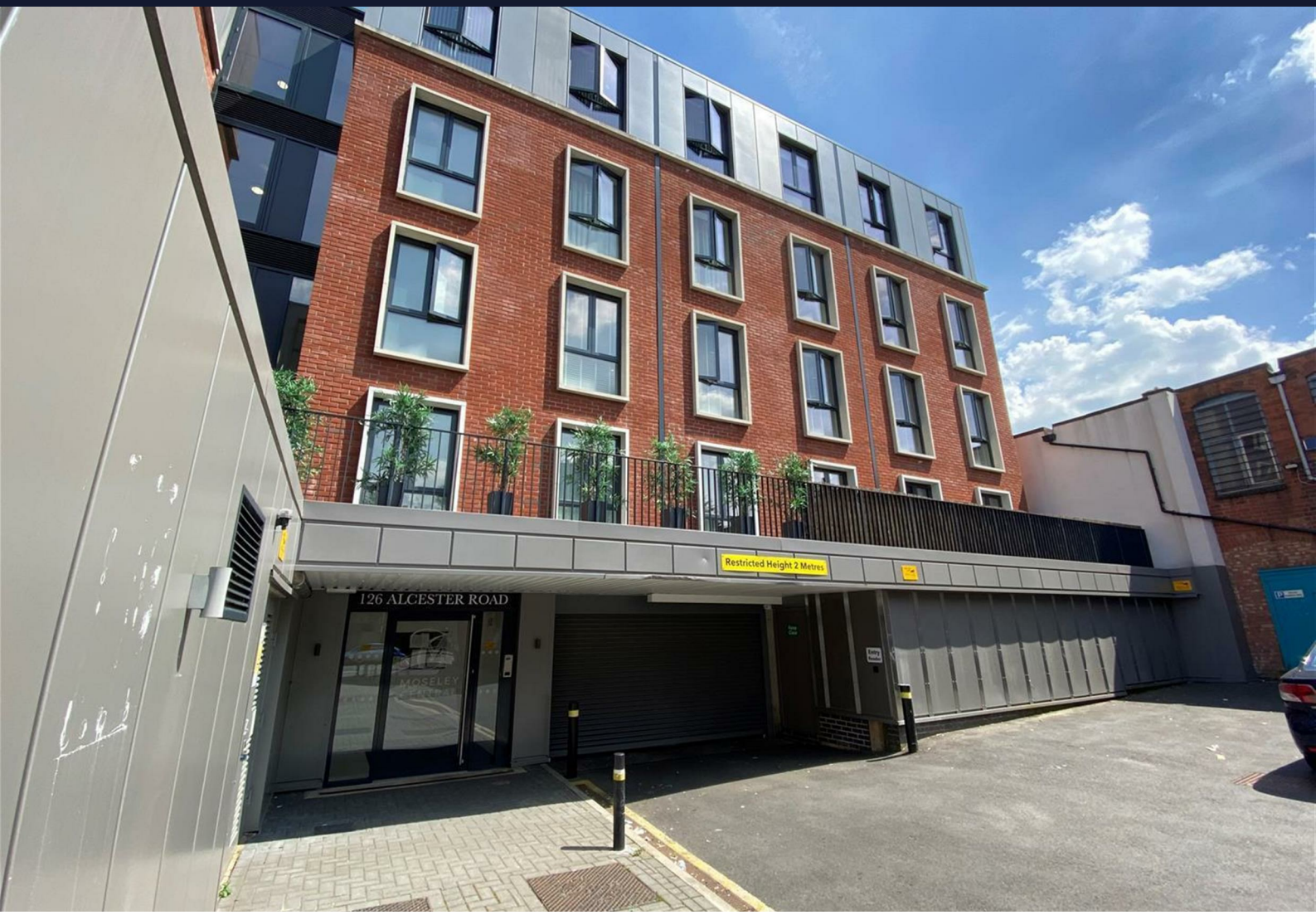
Rice Chamberlains
ESTATE AGENTS LLP



Flat 2, Moseley Central 126 Alcester Road

Moseley, Birmingham, B13 8EQ

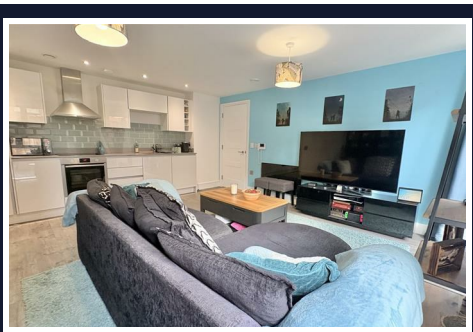
Offers Over £225,000

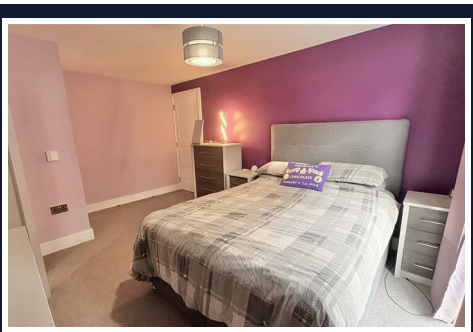
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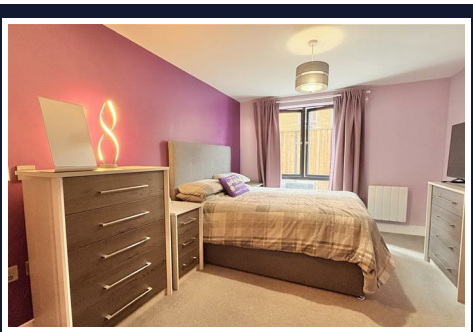




We are pleased to offer this impressive first floor, two bedroom apartment located in this prestigious secure development in Moseley Village. Offering an excellent location for all of Moseley's associated amenities including bars and restaurants, community hubs, shops and good transport routes with Moseley Train Station as well as being in close proximity to Moseley Park and Pool! The accommodation briefly comprises; secure underground parking facility with an allocated parking bay, entrance hallway, storage cupboard, open plan living room/kitchen with integrated appliances and outdoor access to the delightful terrace, bedroom one with En-suite shower room, second double bedroom and apartment bathroom. The property further benefits from triple glazing and electric heating, Energy Efficiency Rating C. To arrange your viewing, please contact our Moseley Office or visit our website for further details.







Approach
With front entrance door opening into:

Hallway
L-Shaped with grey Laminate wood effect floor covering, ceiling spotlights, electric radiator, intercom system, doors providing access to bedroom one, bedroom two, bathroom, open plan living/kitchen and further double doors opening into the storage cupboard with space facility for the washing machine and homing the water tank.

Open Plan Living/Kitchen
14'9" x 16'8" (4.5m x 5.1m)

Living Area

With continued Laminate wood effect floor covering, two ceiling light points, electric radiators, double glazed PVC windows to the rear aspect and double glazed UPVC French doors providing access to the terrace.

Kitchen Area

With ceiling spotlights, teal tiling to splashbacks, a selection of wall and base units with white high-gloss frontages, granite stone effect work surfaces, sink and drainer with mixer tap over, integrated electric hob with oven/grill under, fridge/freezer and dishwasher.

Bedroom One
15'1" x 11'5" x 10'2" (4.6m x 3.5m x 3.1m)

With carpet to floor covering, ceiling light point, electric radiator, skirting boards, double glazed PVC window to the rear aspect and further door opening into:

En-Suite Shower Room
10'2" x 3'10" (3.12m x 1.19m)

With beige tiling wall to floor covering, ceiling spotlights, electric towel radiator, low flush WC, underfloor heating, sink with mixer tap and storage space under, walk-in shower cubicle with handheld shower attachment and overhead shower, shaving port to wall.

Bedroom Two
14'9" x 12'2" x 10'2" (4.52m x 3.72m x 3.11m)

With carpet to floor covering, ceiling light point, electric radiator and triple glazed PVC window to the side aspect.

Bathroom
5'6" x 6'10" (1.68m x 2.10m)

With beige tiling wall to floor covering, ceiling spotlights, electric towel radiator, low flush WC, sink with mixer tap and storage space under, extractor fan, underfloor heating, shaving port, bath with; mixer tap over, shower attachment above and shower screen.

Terrace
26'3" x 8'1" (8.02m x 2.48m)

With a fenced surround, wooden slat patio, and a north-west-facing aspect.

Tenure Details
We have been informed by our vendors the property is Leasehold and has a remainder of 142 years left on the lease, with the ground rent being approximately £237.96 per annum and the service charges are approximately £3,388.72 per annum (subject to confirmation from your legal representative)

Council Tax Band

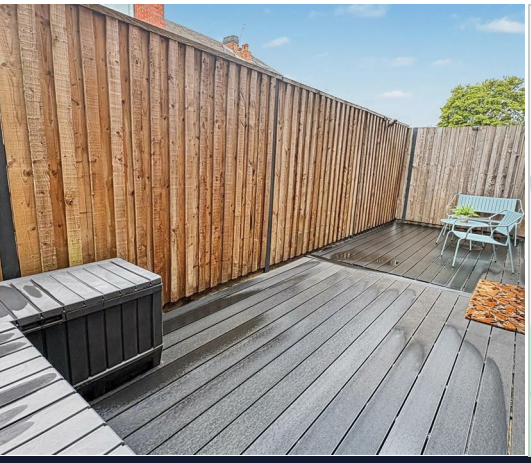
According to the Direct Gov website the Council Tax Band for Alcester Road, Birmingham, B13 8EQ is band D and the annual Council Tax amount is approximately £2,353.17 subject to confirmation from your legal representative



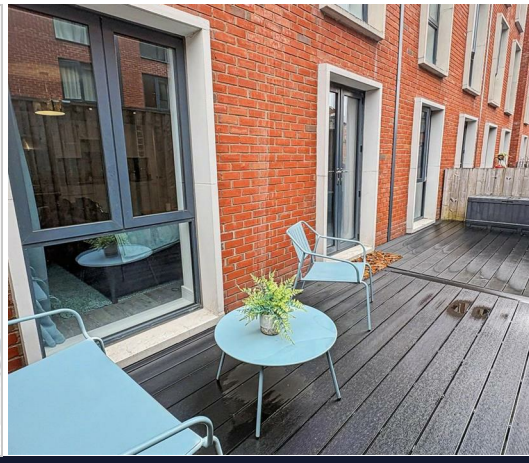




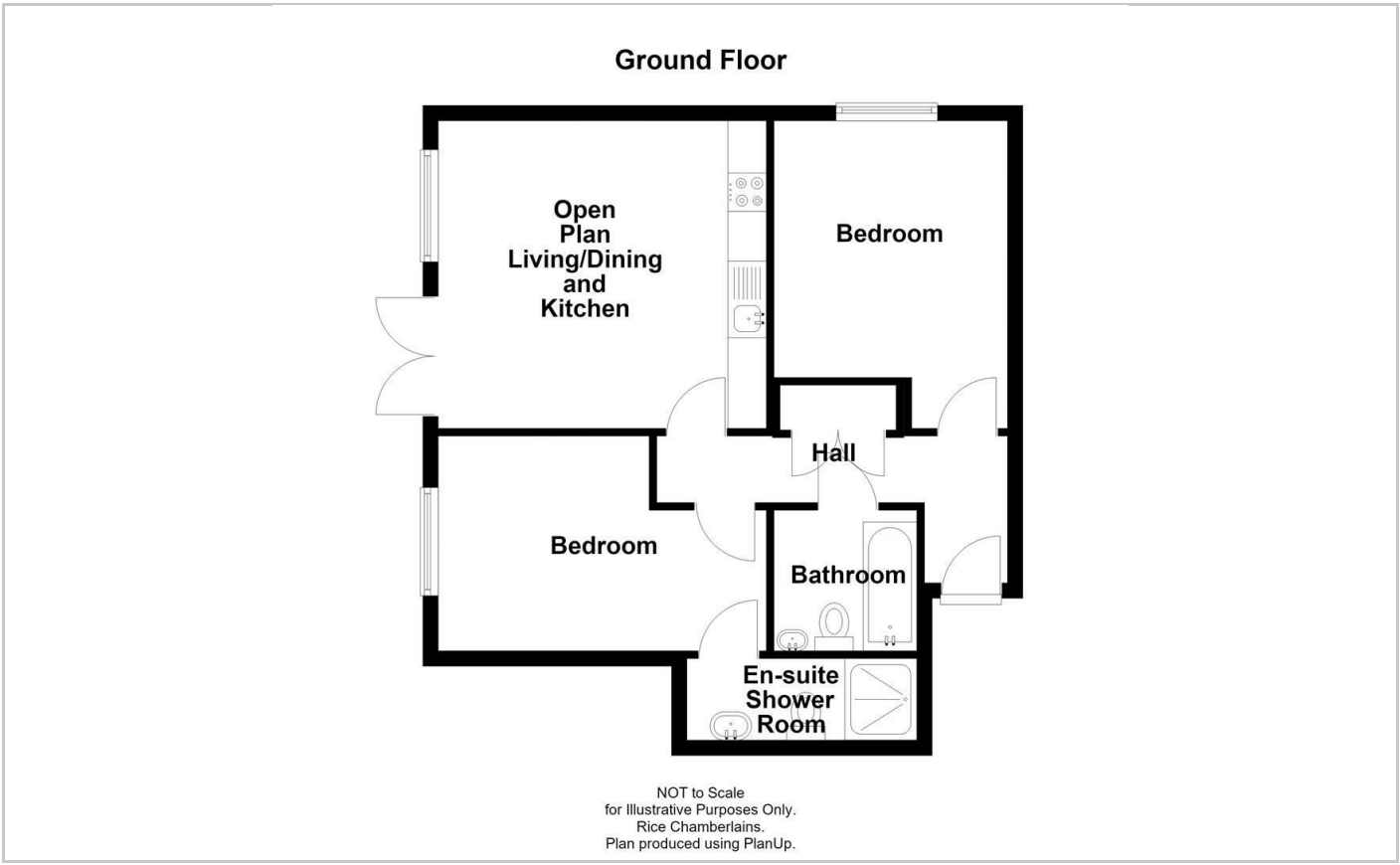








Floor Plan



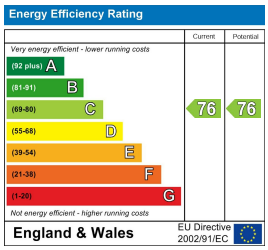
Viewing

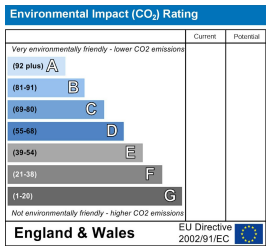
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk