



Apartment 3, The Stables 91 Moor Green Lane

Moseley, Birmingham, B13 8JN

Asking Price £96,250



****OFFERED AT 45% DISCOUNT- SUPERB ONE BEDROOM APARTMENT WITH NO UPWARD CHAIN!!**** We are delighted to offer this well presented one bedroom, first floor Grade II listed apartment located in this prime location in Moseley, offering great access into Moseley Village with all of its associated amenities including cafes, coffee shops, bars, restaurants and shopping facilities and good transport links into the City Centre. The property is situated in this quiet location with the apartment itself offering central heating and secondary glazing throughout and the following accommodation; communal grounds, secure communal entry, hallway, open plan living room/kitchen, one bedroom and a bathroom. The property also benefits from one allocated parking space and well manicured rear communal gardens. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.

Please note; The property is offered at 55% of the market sale price as part of the Governments 'low cost housing' initiative via the Birmingham City Council.

Eligibility:

Single buyer £40,000 P/A income or less

Joint buyer £60,000 P/A income or less

The property must be the sole residence of the buyer.

Please contact one of our members of staff for further information on the above and to see if you're eligible to purchase.

Approach

The development is approached via a communal area with one allocated parking space and communal front door and stairs giving rise to the first floor accommodation and wooden front entry door opening into:

Apartment Hallway

With wall mounted intercom system, ceiling light point, central heating radiator, door opening into storage cupboard providing useful storage space and doors opening into:

Living/Kitchen

19'1" x 8'2" (5.83 x 2.51)

Living Room: 2.37m x 5.81m

Kitchen: 2.34m x 2.43m

With central heating radiator, two ceiling light points, original feature barn door with secondary glazed window overlooking the overlooking the front aspect and open walkway through to the kitchen. With a matching selection of wooden wall and base units with marble effect work surface, 'Zanussi' cooker, hob and extractor, stainless steel sink and drainer with 'Carron Phoenix' mixer tap over, built-in fridge and freezer, wall mounted 'Gloworm' combination boiler, built-in 'Electrolux' washer/dryer, two ceiling light points and ceiling mounted extractor fan.

Bedroom

10'7" x 10'9" (3.23 x 3.28 (3.22 x 3.27))

With central heating radiator, two ceiling light points, secondary glazed wooden window overlooking the side aspect and door opening into storage cupboard providing useful storage and extractor fan.

Bathroom

7'2" x 6'11" (2.18 x 2.11)

With a three piece 'Porcelanosa' white bathroom suite comprising low level flush WC, sink on pedestal with mixer tap over, panel bath with two taps over and shower attachment above, tiling to flooring, tiling to splash backs, ceiling mounted extractor fan and central heating towel rail.

Communal Gardens

With lawn turfed area and shrubs to borders.

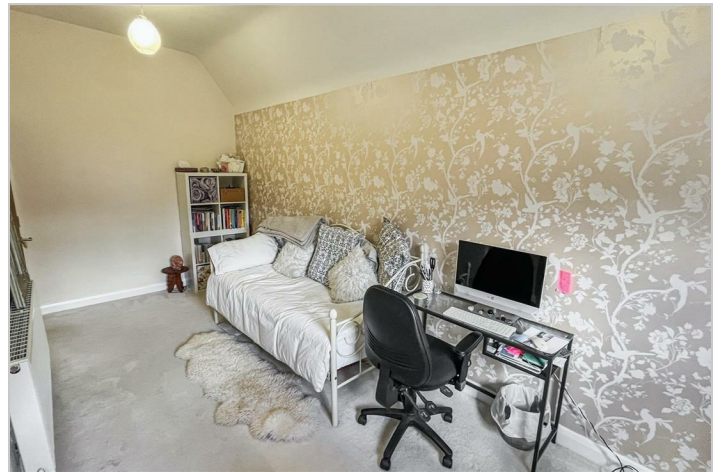
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 115 years, the ground rent is approximately £200.00 per annum and the service charges ranges between approximately £1200.00 to £1,260.00 per annum (this is over the last three years, subject to confirmation from your legal representative).

Council Tax Band

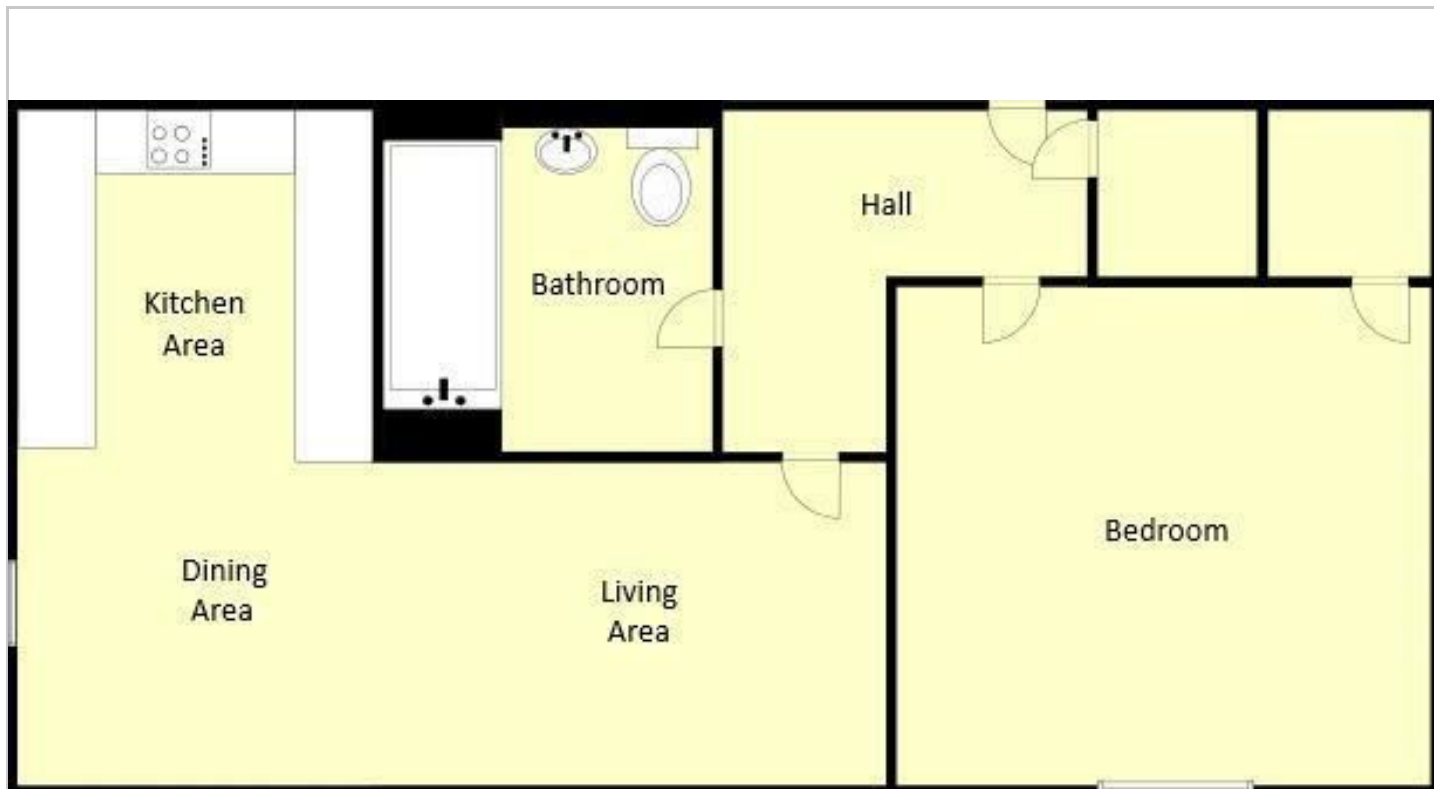
According to the Direct Gov website the Council Tax Band for Moor Green Lane, Moseley, Birmingham, B13 8JN is band B and the annual Council Tax amount is approximately £1,359.70 subject to confirmation from your legal representative.







Floor Plan



The Stables, Moor Green Lane
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.

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.

Energy Efficiency Graph

