



33 Salisbury Close

Moseley, Birmingham, B13 8JX

Offers Over £180,000



Lovely two bedroom spacious second floor apartment located in this most desirable of developments off Salisbury Road in Moseley. Offering excellent access into Moseley village with all of its associated amenities including coffee shops, restaurants, bars and shops, and the upcoming Moseley Train Station, this great apartment also has the added bonus of having lovely views and a gated entrance to Moseley private park! The apartment offers the following accommodation; communal parking, garage, entrance hallway, kitchen, lounge/dining room, two bedrooms and bathroom. The property also benefits from no upward chain and a garage in a separate block. EPC Rating C. To arrange your viewing to fully appreciate this lovely Flat on offer please contact our Moseley office.



Approach

This two bedroom, second-floor apartment is approached via a communal walkway from the parking area providing parking for the apartment. In turn leading to a communal front entry door opening into communal hallway with a wooden front entry door opening into:

Hallway

With a security intercom system, engineered wood floor covering, ceiling light point, central heating radiator, internal door opening into a useful storage cupboard and further internal doors opening into:

Living Room

15'6" x 12'3" (4.73 x 3.74)

With a double-glazed window to the side aspect, ceiling light point, central heating radiator and a door opening into:

Kitchen

10'0" x 6'4" (3.05 x 1.95)

With a matching selection of wall and base units, wooden worksurface, sink with drainer and mixer tap over, 'Bosch' gas hob and cooker with extractor over. engineered wood flooring, space and plumbing facility for a washing machine, further space facility for a fridge-freezer, wall-mounted 'Baxi' boiler, ceiling light point, internal door opening into a useful storage cupboard and a double-glazed window to the side aspect.

Bedroom One

15'4" x 9'11" (4.68 x 3.04)

The door to bedroom one has a single-glazed window above. With a double-glazed window to the side aspect, ceiling light point and a central heating radiator.

Bedroom Two

12'2" x 12'5" (3.73 x 3.79)

Door to bedroom two also has a single-glazed window above. With a double-glazed window to the side aspect, ceiling light point, central heating radiator and a internal door opening into a useful storage cupboard.

Bathroom

6'11" x 5'5" (2.11 x 1.66)

With a three-piece bathroom suite comprising of a low flush WC, wash hand basin in vanity unit with mixer tap over, bath with shower attachment above, tiling to walls and floor, ceiling light point, central heating towel rail, extractor fan, internal door opening into a useful storage cupboard and a double-glazed window to the front aspect.

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.

Garage

Not Been Inspected (Not Been Inspected)

In a separate block with metal up and over door.

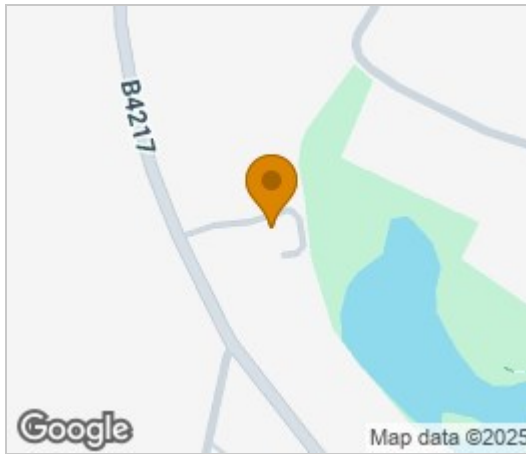
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 169 years, the ground rent is a peppercorn amount per annum, the service charges are approximately £1860.00 per annum and the insurance rent charge is £425.66 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for 33 Salisbury Close, Moseley, Birmingham, B13 8JX is band B and the annual Council Tax amount is approximately £1067.29 subject to confirmation from your legal representative.





Floor Plan

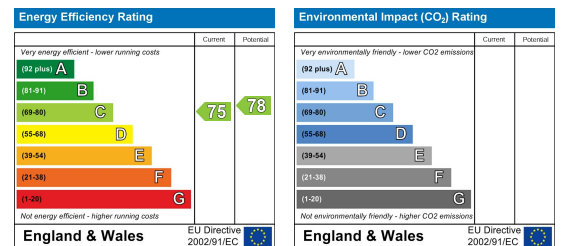
Salisbury Close - NOT TO SCALE - For Illustrative purposes only



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.