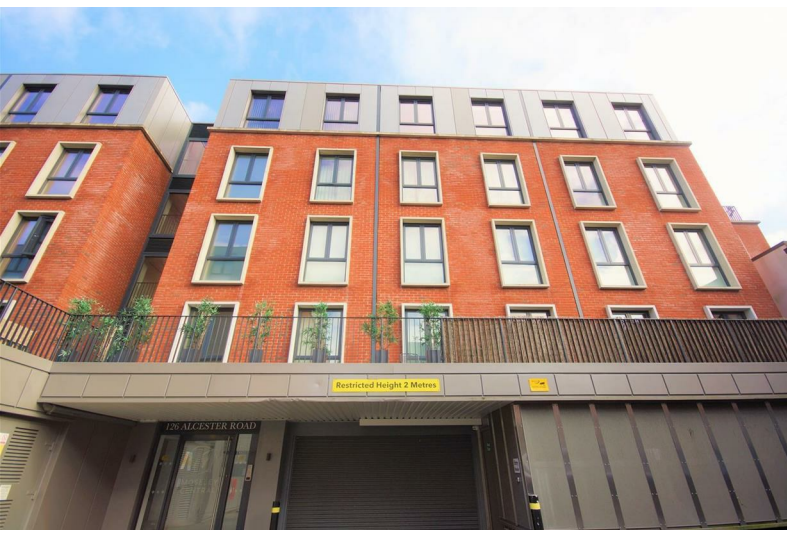




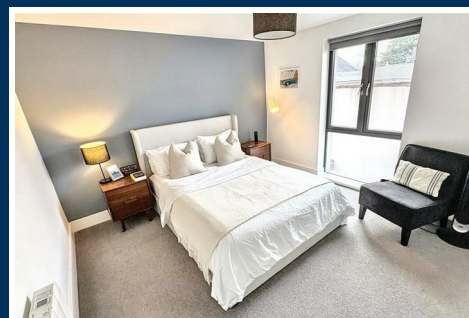
Flat 15, Moseley Central 126 Alcester Road

Birmingham, B13 8EQ

Offers Over £210,000



We are pleased to offer this chain-free, impressive second 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, the upcoming Moseley Train Station and the 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, 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 B. To arrange your viewing, please contact our Moseley Office or visit our website for further details.



Approach

With a wooden door opening into:

Hallway

With laminate wood effect flooring, ceiling spotlights, wall mounted electric radiator, door opening into storage cupboard housing the water tank, space for washing machine and further storage, ceiling spotlights and further doors opening into:

Open Plan Living/Kitchen

11'8" x 22'10" (3.57 x 6.96)

Living area with two ceiling light points, two wall mounted electric radiators, double glazed windows to the rear and side aspects, laminate wood effect flooring. Kitchen with ceiling spotlight, a selection of gloss fronted wall and base units with stone effect work surfaces, integrated fridge freezer and dishwasher, space for washing machine, built-in induction hob and cooker with extractor over and sink and drainer with hot and cold mixer tap.

Bedroom One

11'4" x 11'8" x 7'7" x 17'6" (3.47 x 3.57 x 2.33 x 5.35)

Being L-shaped with ceiling light point, double glazed window to the side aspect, wall mounted electric radiator, grey carpets and door opening into:

En-Suite

3'10" x 7'6" (1.18 x 2.31)

With tiled walls, walk-in shower cubicle with shower over, ceiling spotlights, low flush WC, floating wash hand basin with mixer tap and storage below, wall mounted electric radiator,

Bedroom Two

10'7" x 12'4" (3.23 x 3.77)

With double glazed window to the rear aspect, ceiling light point, grey carpets, and wall mounted electric radiator.

Bathroom

With ceiling light point, wall mounted electric towel radiator, floating sink with hot and cold mixer tap with storage below, low flush WC, bath with electric shower over, shaver point and tiled floor and walls.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 145 years, the ground rent is approximately £220.00 per annum and the service charges are approximately £2,800.00 per annum (subject to confirmation from your legal representative).

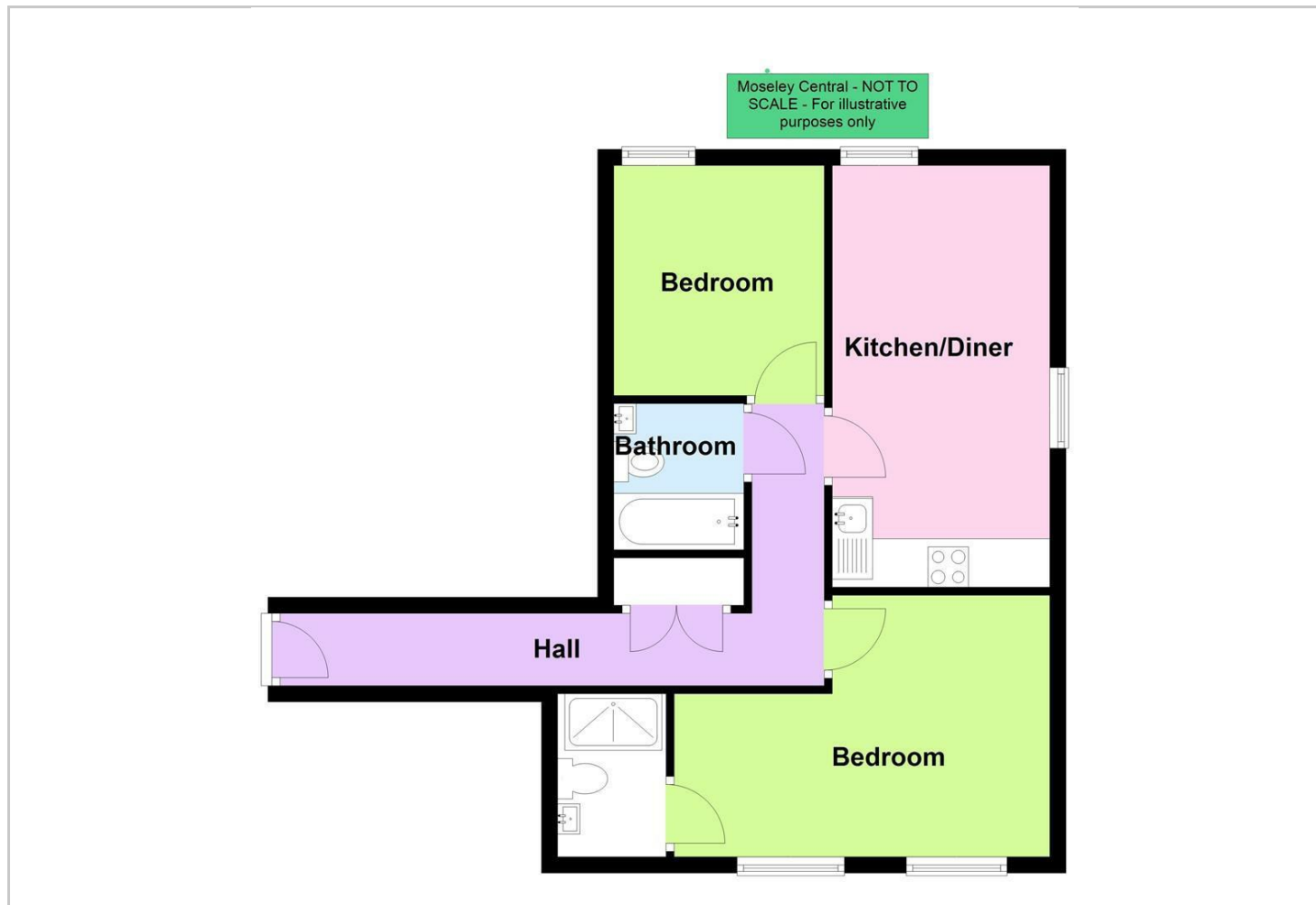
Council Tax Band

According to the Direct Gov website the Council Tax Band for Apartment 15, Moseley Central, Alcester Road, Moseley, Birmingham, B13 8EQ is band D and the annual Council Tax amount is approximately £1,905.73 subject to confirmation from your legal representative.





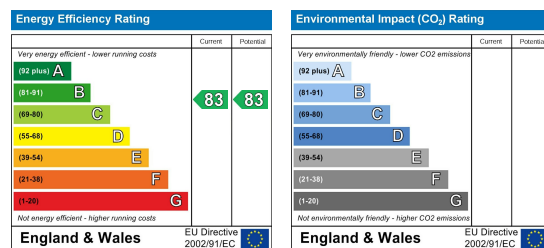
Floor Plan



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.