



Apartment 3, 1A Oxford Road

, Moseley, B13 9EJ

Offers Over £300,000



****PRISTINE LUXURY APARTMENT IN THE HEART OF MOSELEY WITH NO CHAIN!****

This stunning, modern, corner block apartment is located in Moseley Village, just a stone throws away from local amenities like shops, cafes, restaurants, Moseley private Park and Pool as well as Community Hubs. It's location is also hugely complimented by nearby transport routes like buses within the city, as well as the new and upcoming Train Station due to open!

The apartment is an outstanding spec throughout, offering secure communal entry and lift access to the first floor. There is a spectacular living and kitchen area with bespoke kitchen tiles, sleek cabinets and a spacious living area, two double bedrooms with Sharps fitted wardrobes, with the primary suite benefiting with an En-suite shower room and the very generous apartment bathroom. Energy Efficiency Rating is B. MUST VIEW THIS GORGEOUS APARTMENT TODAY!



Approach

The property is approached via a door opening into#:

Hallway

With laminate wood effect flooring, ceiling spotlights, wall mounted intercom system, central heating radiator, two storage cupboard one housing the Valliant boiler and water tank and further doors opening into:

Bedroom One

9'6" x 12'9" (2.92 x 3.89)

With ceiling spotlights, central heating radiator, built-in bespoke wardrobes, double glazed window to the front aspect and door opening into:

Open Plan Living/Kitchen Area

38'0" x 14'2" (11.6 x 4.33)

With laminate wood effect flooring, ceiling spotlights, two central heating radiators, double glazed window to the front aspect and open walkway into kitchen area. With a selection of wall and base units with work surfaces over with integrated AEG induction hob with extractor over and cooker and grill below, integrated AEG washing machine and integrated dishwasher and fridge freezer, tiling to splash backs and breakfast bar area.

Bathroom

9'3" x 8'5" (2.83 x 2.58)

With tiled floor covering, tiling to walls, low flush WC, wall mounted wash hand basin with hot and cold mixer tap, bath with hot and cold mixer tap and shower over with shower screen and wall mounted heated towel radiator.

En-Suite

5'7" x 7'3" (1.72 x 2.21)

With a walk-in shower with mains powered shower over, ceiling spotlights, tiling to walls, tiled floor covering, wall mounted towel radiator, low flush WC, wash hand basin with hot and cold mixer tap and shaver point.

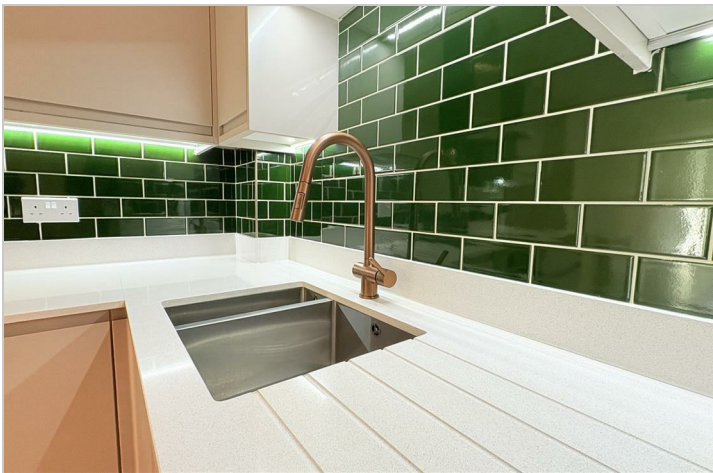
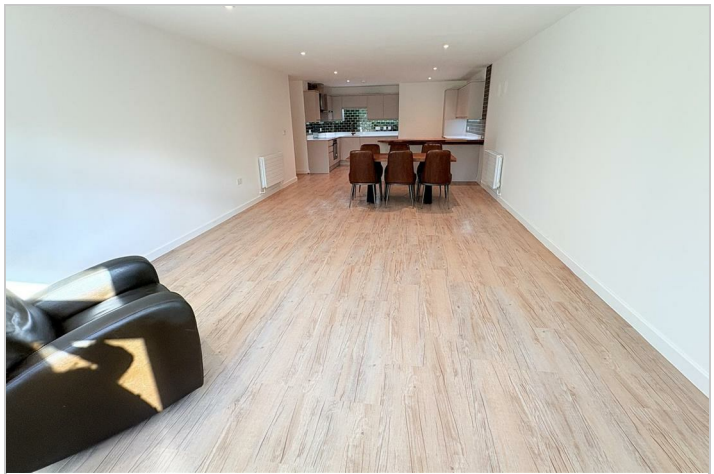
Bedroom Two

7'10" x 22'2" min x 24'5" max (2.41 x 6.78 min x 7.45 max)

With ceiling spotlight point, central heating radiator, built-in bespoke wardrobe and double glazed window.

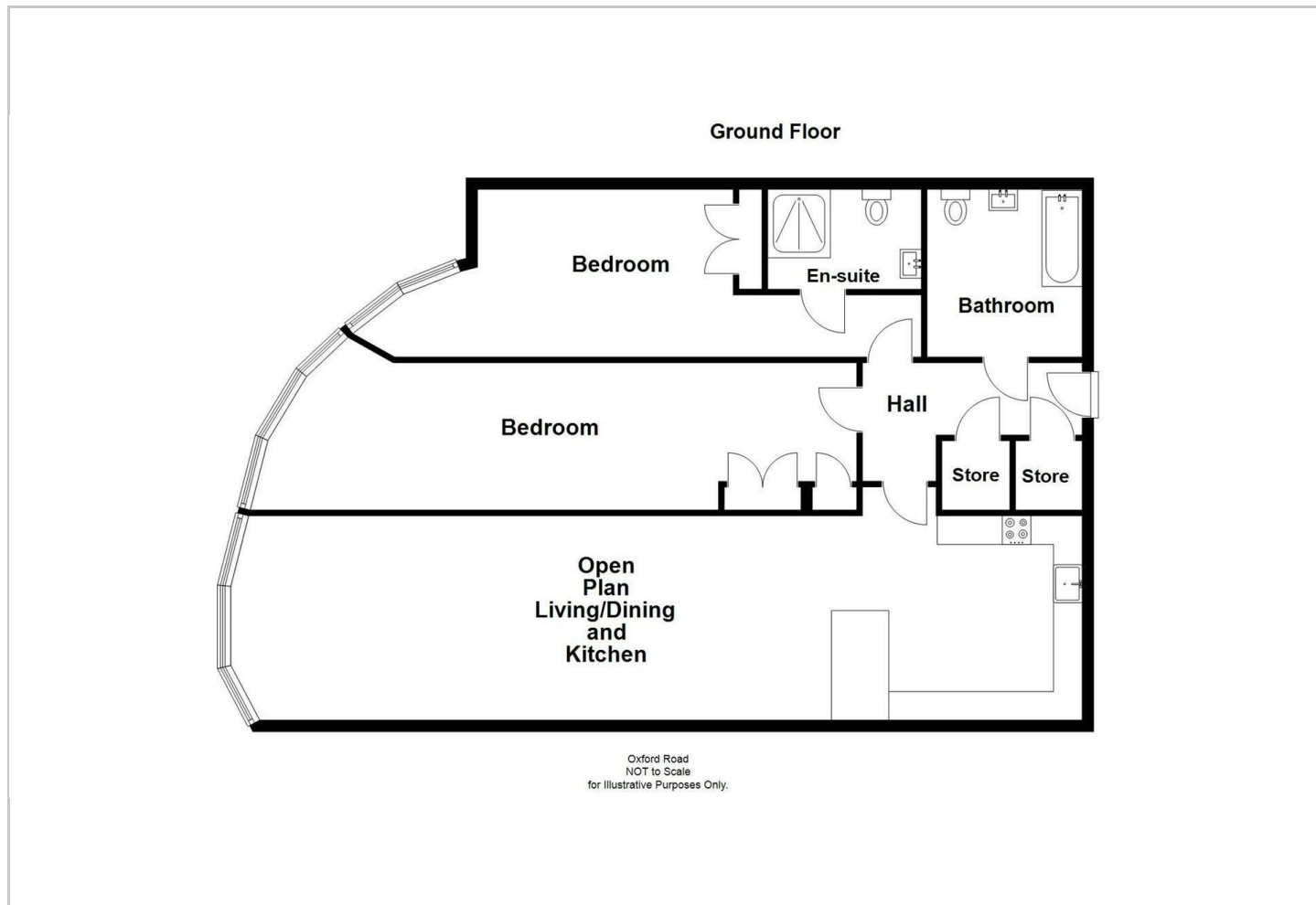
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 143 years, the ground rent is £200.00 per annum and the service charges costs please enquiry via the agents (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.

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

