



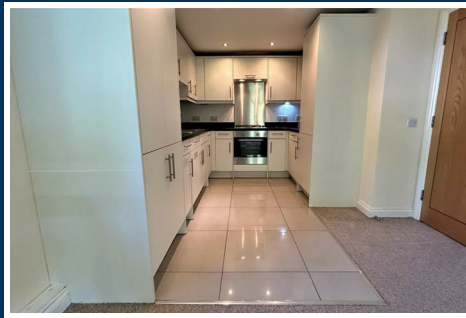
## Apartment 12 93 Moor Green Lane

Moseley, Birmingham, B13 8JN

Offers Over £200,000



We are delighted to offer to the market this well presented, first floor, two bedroom apartment located in this highly desirable location off Moor Green Lane in Moseley. Offering excellent access into Moseley Village with all of its associated amenities including cafes, bars, restaurants, shopping facilities and local transport links into the City Centre. The property benefits from triple glazing and under floor heating with the further accommodation briefly comprising; well manicured communal grounds, communal hallway with lift and stairs access to the first floor accommodation, living room with open kitchen and access to the balcony to the rear of the development, apartment bathroom, bedroom one with en-suite shower room, and further access to the balcony, second bedroom. The property also benefits from one allocated parking space, visitor parking and no upward chain. Energy Efficiency Rating B. To arrange your viewing please contact our Moseley branch on; 0121 442 4040.



### Approach

The property is approached via a secure front entry door opening into:

### Communal Hallway

With stairs and lift access to the first floor with front entry door opening into:

### Hallway

With a secure intercom system phone, door opening into cupboard housing boiler, two ceiling light points and doors opening into:

### Open Plan Living/Kitchen

9'9" x 29'0" (2.99 x 8.84)

With tiled flooring, a selection of matching wall and base units, stainless steel sink and drainer with mixer tap over, integrated Zanussi oven with four ring burner gas hob and extractor over, integrated fridge freezer, integrated washing machine, ceiling spotlight and extractor and opens out to living area. With double glazed windows to the side aspect, two ceiling light point and double glazed French doors giving access to the balcony.

### Main Bedroom

8'8" max x 17'11" max (2.65 max x 5.48 max)

With double glazed French doors giving access to the balcony, two ceiling light point and door opening into:

### En-Suite Shower Room

4'9" x 4'9" (1.47 x 1.46)

With tiled flooring, tiling to splash back areas, wash hand basin on pedestal with mixer tap over, low flush push button WC, heated towel rail, corner entry shower cubicle with mains power shower over,

ceiling mounted extractor fan and ceiling spotlight points.

### Bedroom Two

12'1" max x 9'10" max (3.70 max x 3.00 max)

With two ceiling light points and double glazed window to the side aspect.

### Bathroom

6'0" x 6'3" (1.85 x 1.93)

With tiled floor covering, heated towel rail, ceiling mounted extractor fan, ceiling spotlight points, bath with mixer tap over and mains power shower over, wash hand basin on pedestal with mixer tap over, low flush push button WC and tiling to splash back areas.

### Communal Gardens

With lawn turfed area and shrubs to borders.

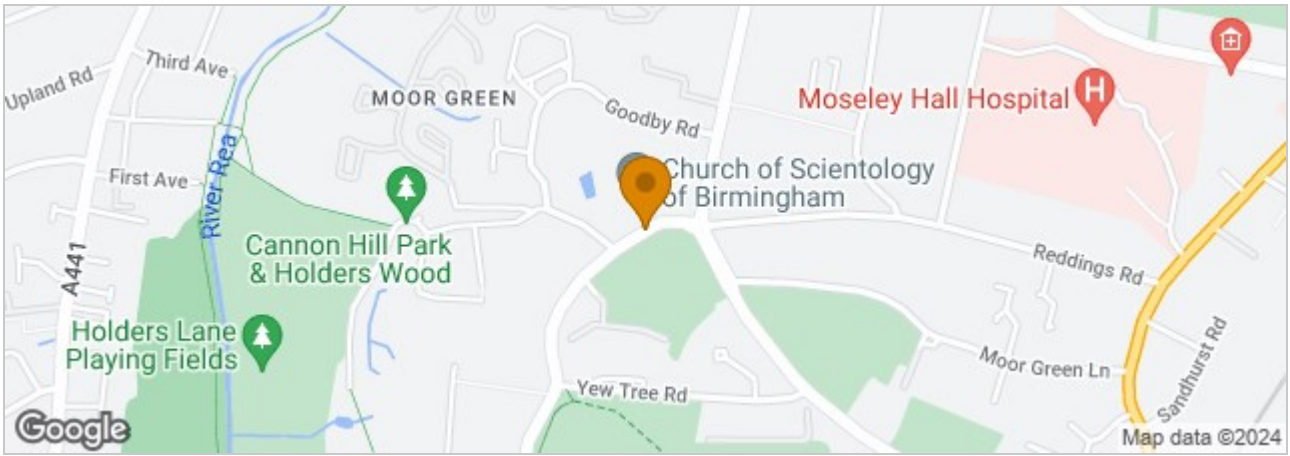
### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 116 years, the ground rent is approximately £200.00 per annum and the service charges are approximately £1,600.00 per annum (subject to confirmation from your legal representative)

### Council Tax

According to the Direct Gov website the Council Tax Band for 12, 93, Moor Green Lane Moseley, Birmingham, West Midlands, B13 8JN is band D and the annual Council Tax amount is approximately £1,905.73 subject to confirmation from your legal representative.





## Floor Plan



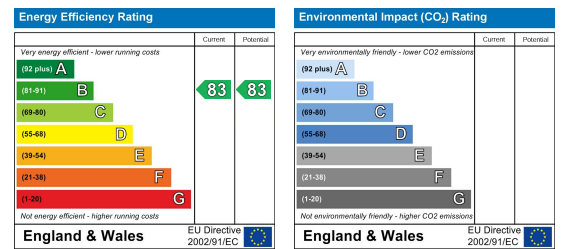
Floor Plan Disclaimer: This floor plan is provided as a guide to room layout only, and is not to scale. All measurements and floor plan details are for information purposes only, and do not form any part of offer or contract. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended.

This floor plan was provided by [www.EPCfloorplanBirmingham.co.uk](http://www.EPCfloorplanBirmingham.co.uk)

## 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.

## 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.