Flat 52a Salisbury Road

Moseley, Birmingham, B13 8JT

Offers Over £200,000

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We are delighted to offer to the market this beautifully refurbished and modernised two bedroom apartment in this prime Moseley Location on Salisbury Road with great views and rear access to Moseley Private Park and Pool. Offering great access to Moseley Village with all of its associated amenities including cafes, bars, restaurants and shopping facilities and being close to local transport links into the City Centre. The property benefits from double glazing and central heating and the accommodation on offer briefly comprises; one allocated parking space, private front door, entrance hallway, open plan living room / re-fitted kitchen with double doors giving direct access to the communal rear gardens, bathroom and two bedrooms. Energy Efficiency Rating C. To arrange a viewing please contact our Moseley Office or visit our website.

Approach
Via a communal parking area with one allocated parking space leading to a private UPVC double glazed front entrance door opening into:

Hallway
With wood effect flooring, central heating radiator, ceiling light point and door opening into:

Living Room
11'1" x 17'3" (into bay) (3.38 x 5.26 (into bay))
With double glazed bay window overlooking the front aspect with bay seating area, two ceiling light points, central heating radiator and continued wood effect flooring.

Kitchen
11'4" x 5'10" (3.45 x 1.78)
With cream wall and base units with oiled wooden butchers block work surface over, white sink and drainer with mixer tap over, space for washing machine, space for cooker, wall mounted 'Worcester' combination boiler, tiling to splash backs, bespoke timber frame double glazed window overlooking the rear aspect, ceiling light point, central heating radiator and tiling to flooring.

Bedroom One
13'8" x 7'4" (4.17 x 2.24 (4.16 x 2.23))
With continued wood effect flooring, central heating radiator, ceiling light point and double glazed window overlooking the front aspect.

Study / Useable Bedroom
8'0" x 10'3" (2.44 x 3.12)
With a door opening into storage cupboard providing useful storage space, ceiling light point, central heating radiator, double glazed opaque patio door with an accompanying double glazed opaque window leading to steps to communal garden and overlooking Moseley park and pool.

Bathroom
With Moroccan cladded plaster, tiling to flooring, central heating radiator, ceiling light point, built-in storage area and three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, bath with mixer tap over and shower attachment above and wall mounted extractor fan.

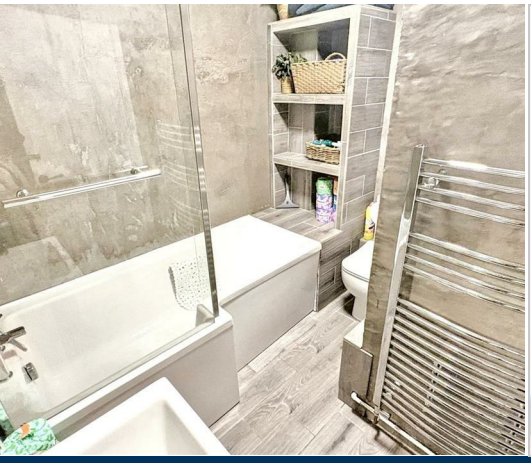
Communal Garden
Being laid mainly to mature lawn with pathways, varied selection of mature trees, plants and shrubs and rear gate giving access into Moseley Private Park and Pool.

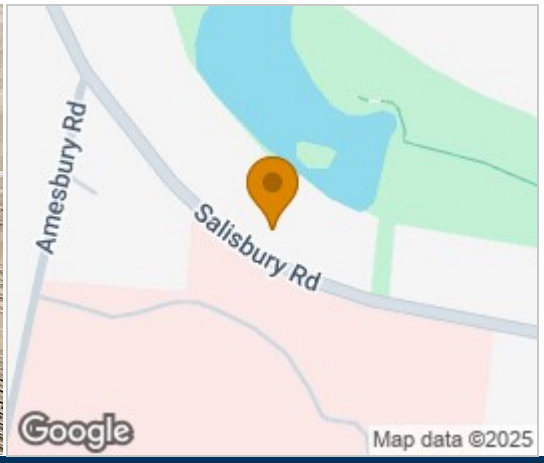
Tenure
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 145 years, there is no ground rent charge and the service charges are approximately £1,600.00 per annum (subject to confirmation from your legal representative).

Cellar Space
Approximately 4'00" x 8'00" (4'0" x 8'0") (Approximately 1.22 x 2.44)
Private storage space in shared cellar - Not been inspected.

Council Tax Band
According to the Direct Gov website the Council Tax Band for Salisbury Road, Moseley, Birmingham, B13 8JT is band B and the annual Council Tax amount is

approximately £1,291.35 subject to confirmation from your legal representative.



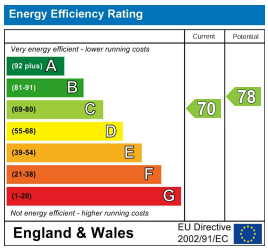


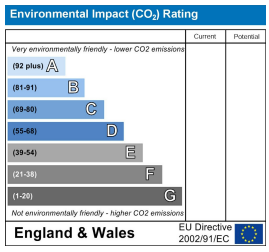
Floor Plan

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.

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