



The Penthouse, Flat 6 10 Oxford Road

Moseley, Birmingham, B13 9EH

Offers Over £265,000



****LOVELY THREE BEDROOM PENTHOUSE APARTMENT IN MOSELEY!!**** We are delighted to offer to the market this well presented top floor apartment located in a converted house on Oxford Road in Moseley, offering access to Moseley Village with all of it's associated amenities such as cafes, restaurants, bars and shopping facilities and also offers good transport links into the City Centre and upcoming Moseley train station. The property benefits from double glazing (where stated) and central heating and the accommodation on offer briefly consists of; communal parking and hallway, hallway, living room with balcony, fitted kitchen, two bedrooms and re-fitted bathroom with a further bedroom/study and communal gardens. The property also benefits from no upward chain. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

Approach the property via a communal driveway leading to a front communal entrance door leading into:

Communal Hallway

Ground floor entrance and hallway with original features and floor, leading to stairs that give rise to the top floor penthouse accommodation, via a wooden entrance door opening into:

Apartment Hallway

With central heating rail, dado rail, ceiling light point, cornice to ceiling, wall mounted intercom system and doors opening into:

Living Room

18'2" x 15'10" (5.55 x 4.85)

Living room, with ceiling spotlights, dado rail, cornice to ceiling and double glazed patio doors providing access to the balcony area with views overlooking the rear aspect, central heating radiators, feature fireplace and further wooden door opening into:

Kitchen

With wooden wall and base level storage units with marble effect work surfaces, integrated 'Limona' cooker hob and extractor, wall mounted boiler, three Velux windows, space for fridge freezer, space

facility for washing machine, space facility for dryer or dishwasher and stainless steel sink and drainer with mixer tap over.

Bedroom One

13'10" x 14'2" (4.22 x 4.32)

With dado rail, double central heating radiator, ceiling light point, built -in wardrobe, single glazed window overlooking the front front aspect.

Bedroom Two

9'10" x 13'11" (3.01 x 4.25)

With ceiling light point, cornice to ceiling, dado and double glazed window overlooking the rear aspect.

Bedroom Three

10'2" x 6'9" (3.12 x 2.07)

With Velux window, dado rail and central heating radiator.

Bathroom

7'7" x 6'1" (2.32 x 1.86)

With wood effect flooring and being re-fitted with a white suite comprising low flush WC, sink in vanity unit with mixer tap over, panel bath with two taps over and shower attachment above, Velux window, ceiling spotlights, ceiling light point, wall mounted heated towel rail and walk-in shower cubicle with 'Mira' shower attachment above.

Communal Grounds

Communal garden at the rear of the development, accessible by a secure side gate, including turfed lawn area with shrubs to borders.

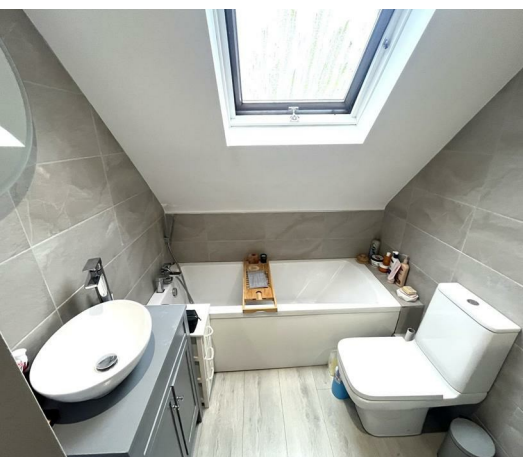
Tenure

We have been informed by our vendors the property is Share of Freehold and that the lease term remaining is approximately 990 years, there is no ground rent and the service charges are approximately £2,638.00 per annum (subject to confirmation from your legal representative).

Council Tax

According to the Direct Gov website the Council Tax Band for The Penthouse - Oxford Road, Moseley, Birmingham, B13 9EH is band D and the annual Council Tax amount is approximately £2,083.76, subject to confirmation from your legal representative.





Floor Plan

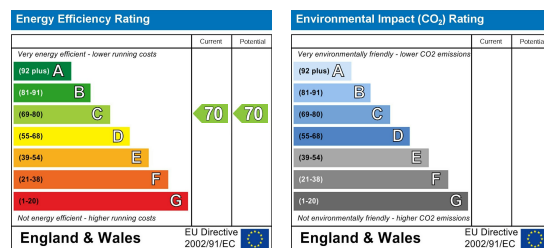
The Penthouse, Oxford Road, Moseley
Illustrative purposes only, NOT to scale.



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.