



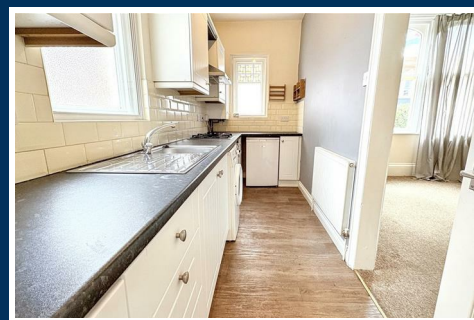
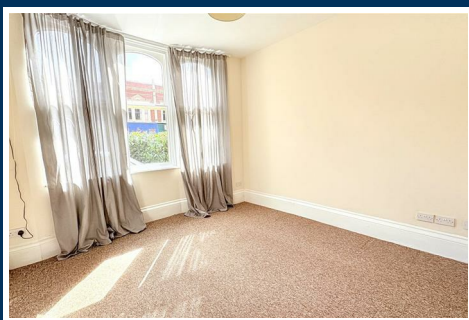
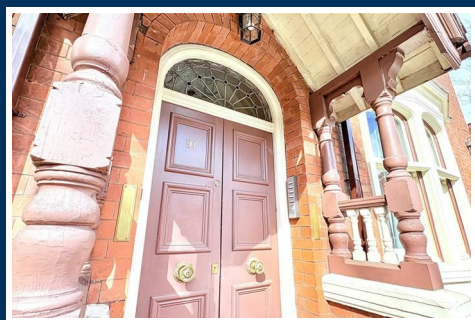
Flat 2, 91 Alcester Road

Moseley, Birmingham, B13 8EB

Offers Over £235,000



****DELIGHTFUL TWO BEDROOM GROUND FLOOR FLAT IN A POPULAR LOCATION!**** Well presented two bedroom share of freehold flat located in a premium spot on the corner of Chantry Road and Alcester Road. This prime spot offers excellent access to nearby Moseley Village with all of its associated amenities including coffee shops, cafes, restaurants, bars, shopping facilities, local schools, transport links to the City Centre, and Moseley Train Station, which is currently being developed to be opening soon. Converted in 2012 the property benefits from secondary glazing, gas central heating, driveway with off street parking, and communal garden, the accommodation briefly consists of; communal entrance, hallway, living room, kitchen, bathroom and two bedrooms with one bedroom benefiting from an En-suite shower. Energy Efficiency Rating is C. To fully appreciate the accommodation on offer please contact our Moseley office today!



Approach

With door opening into inner vestibule, ceiling light point, cornice to ceiling, storage cupboards housing the gas and electric meters and door opening into:

Hallway

With ceiling light point, tiled flooring, two central heating radiators, access to the cellar and further door opening into:

Apartment Hallway

With two ceiling light points, opaque double glazed window to the side aspect, central heating radiator and doors opening into:

Kitchen

13'9" x 5'1" (4.21 x 1.57)

With ceiling light point, secondary glazed window to the side aspect, opaque secondary glazed window with stained glass insets to the front aspect, wood effect lino to flooring, tiled walls, a selection of wall and base units with work surfaces over incorporating sink and drainer with hot and cold mixer tap, space for washing machine and under counter fridge and freezer, in-built Zanussi cooker with in-built hob and extractor over and wall mounted Ferroli gas boiler.

Living Room

11'10" x 11'8" (3.63 x 3.58)

With ceiling light point, secondary glazed decorative arched window, central heating radiator, built-in shelving, feature fireplace and wall mounted extractor fans.

Bedroom One

13'10" x 13'9" into bay (4.23 x 4.20 into bay)

With ceiling light point, secondary glazed bay window, central heating radiator and door opening into:

En-Suite

9'8" x 3'4" (2.96 x 1.03)

With ceiling light point, wall mounted extractor fan, low flush WC, central heating radiator, sink with hot and cold taps, walk-in shower cubicle with shower over, tiled walling and tiled flooring.

Bedroom Two

9'6" x 10'0" (2.91 x 3.07)

With ceiling light point, secondary glazed sash window to the side aspect, gas central heating radiator, wall mounted extractor fan and storage cupboard housing the fuse board.

Bathroom

7'6" x 3'10" (2.29 x 1.17)

With low flush WC, sink with hot and cold taps, panel bath with hot and cold taps and shower over, central heating radiator, two double glazed opaque windows to the side aspect, tiling to walls and ceiling light point.

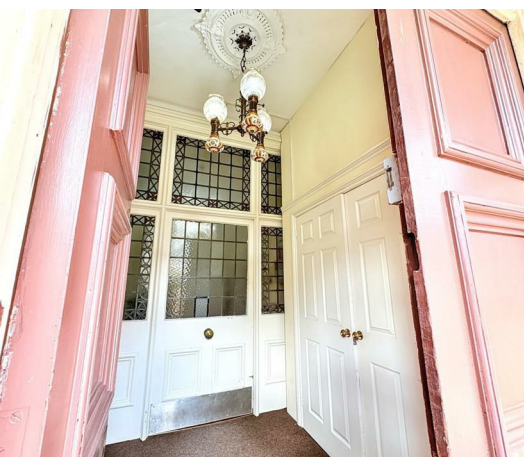
Tenure

We have been informed by our vendors the property is Leasehold and that the lease remaining is approximately 112 years, the ground rent is £100 per annum and the service charges are approximately £1000 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 2, 91 Alcester Road, B13 8EB. is band A and the annual Council Tax amount is approximately £1,491.33 (subject to confirmation from your legal representative.)





Floor Plan

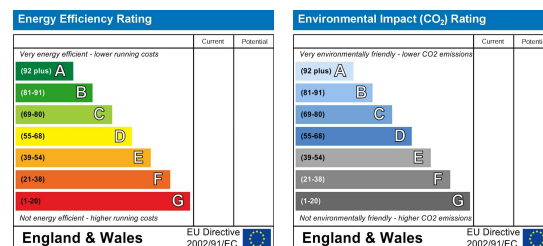
Alcester Road - NOT TO SCALE - For illustrative purposes only



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.