



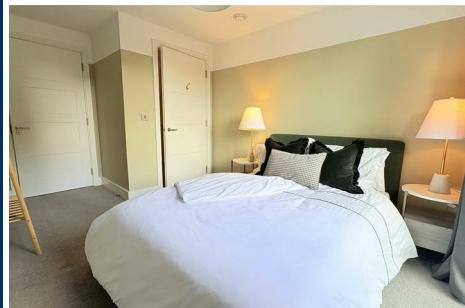
Flat 3, Moseley Central 126 Alcester Road

Moseley, Birmingham, B13 8EQ

Offers Over £230,000



Rice Chamberlains are pleased to offer this chain-free, modern first floor, two bedroom apartment with large outdoor terrace space, located in this prestigious secure development in Moseley Village. Offering an excellent location for all of Moseley's associated amenities including bars and restaurants, the upcoming Moseley Train Station and the close proximity to Moseley Park and Pool! The accommodation briefly comprises; secure underground parking facility with an allocated parking bay, entrance hallway, storage cupboard, open plan living room/kitchen with integrated appliances, bedroom one with en-suite shower room, second double bedroom and apartment bathroom. The property further benefits from triple glazing and electric heating, Energy Efficiency Rating C. To arrange your viewing, please contact our Moseley Office or visit our website for further details.



Approach

The property is approached via wooden front entry door opening into:

Hallway

With grey wooden laminate to flooring, door opening into storage cupboard housing the water tank and boiler, wall mounted electric heater, ceiling spotlights and doors opening into:

Bedroom One

14'4" x 10'9" x 9'5" (4.39 x 3.30 x 2.89)

With ceiling light point, wall mounted electric radiator, double glazed, floor to ceiling window overlooking the rear aspect and balcony and door opening into:

En-Suite

6'10" x 3'10" (2.09 x 1.18)

With wall mounted sink with hot and cold mixer tap and storage below, low flush WC, walk-in shower with mains powered shower over, extractor fan, wall mounted electric towel radiator, shaver points, tiled floor covering and tiled walls.

Bedroom Two

10'9" x 10'5" (3.28 x 3.20)

With ceiling light point, wall mounted electric radiator and double glazed, floor to ceiling window to the rear aspect and balcony.

Bathroom

6'10" x 5'6" (2.10 x 1.68)

With ceiling spotlights, wall mounted electric radiator, tiled floor covering, tiling to walls, wall mounted sink with hot and cold mixer tap with storage below, low flush WC, bath with hot and cold

mixer tap and shower over, shaver point and extractor fan.

Open Living/Kitchen

21'6" x 10'1" balcony area 21'6" x 10'1" (6.56 x 3.09 balcony area 6.56 x 3.09)

With two ceiling spotlights, two ceiling light points, a selection of wall and base units with work surfaces over, tiling to splash backs, integrated induction hob with extractor over, integrated cooker, dishwasher and fridge freezer, laminate wood effect flooring, small double glazed window, wall mounted electric radiator, double glazed windows and doors giving access to the rear balcony area with decking.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 145 years, the ground rent is approximately £238 per annum and the service charges are approximately £2,800.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Apartment 3, Moseley Central, Alcester Road, Moseley, Birmingham, B13 8EQ is band D and the annual Council Tax amount is approximately £2,237.03 subject to confirmation from your legal representative.

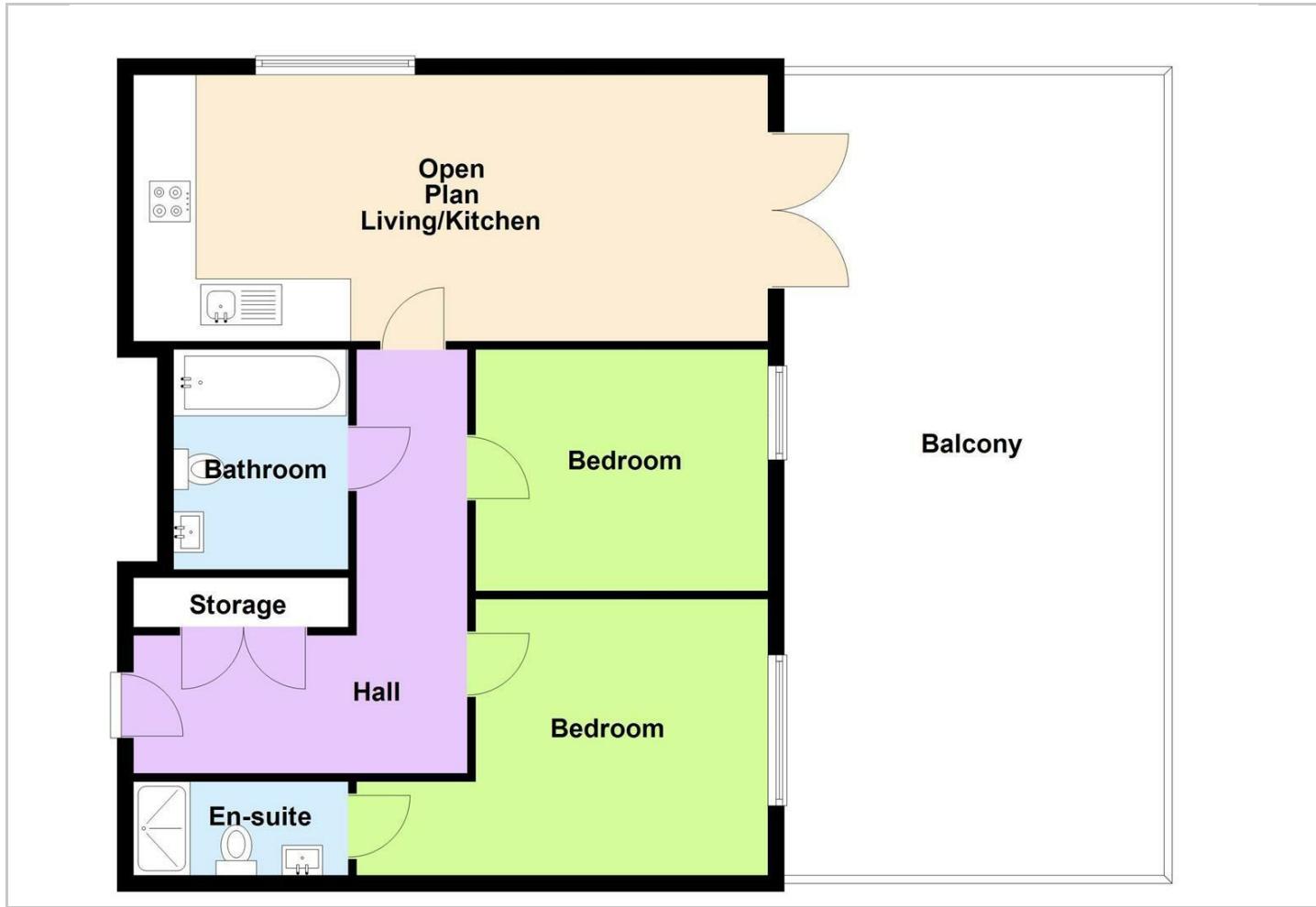
Outdoor Terrace (Private)

With ample room for a cosy seating area, and length of the whole apartment.





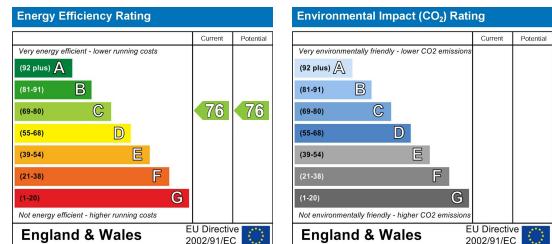
Floor Plan



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.