



Apartment 7, 93 Moor Green Lane

Moseley, Birmingham, B13 8JN

Open To Offers £190,000



We are delighted to offer to the market this ground 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 as well as the Moseley train station that is due to open soon. The property benefits from triple glazing and under floor heating with the further accommodation briefly comprising; well manicured communal grounds, communal hallway with lift, this ground floor apartment offers; 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

Front door leading into;

Hallway

storage cupboard 2'11" x 2'9" (storage cupboard 0.89 x 0.86)

With a hardwood front entry door opening into hallway with intercom system, two ceiling light points, under floor heating, door opening into storage cupboard and doors opening into:

Bathroom

5'11" x 6'4" (1.81 x 1.94)

With a wall mounted towel radiator, sink with hot and cold mixer tap, low flush WC, panel bath with shower over. tiled flooring with under floor heating, tiled walls, shaver point and ceiling spotlights.

Open Plan Living/Kitchen

28'11" x 9'10" (8.82 x 3)

Kitchen area with a selection of wall and base units with worksurfaces incorporating sink and drainer with hot and cold mixer tap, integrated fridge freezer and washing machine, wall mounted Gloworm boiler, water tank, in-built cooker with integrated gas hob with extractor over, splashbacks, tiled flooring with underfloor heating and walkway into living space. With two ceiling light points, ceiling spotlights, double glazed window to the side aspect and double glazed patio doors giving access out to the balcony,

Bedroom One

18'1" x 8'7" x 3'3" (5.53 x 2.64 x 1.01)

With two ceiling light points, under floor heating, double glazed door giving access to the balcony overlooking the communal gardens and door opens into:

En-Suite

5'0" x 5'1" (1.54 x 1.56)

With ceiling light point, low flush WC, wall mounted towel radiator, sink with hot and cold mixer tap, shower cubicle with shower over, tiled flooring with under floor heating and tiling to walls.

Bedroom Two

12'2" x 10'4" (3.72 x 3.17)

With ceiling light point, under floor heating and double glazed wooden windows to the side.

Communal Grounds

Being well maintained.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 114 years, the ground rent is approximately £200.00 per annum and the service charges are approximately £1573.06 per annum (subject to confirmation from your legal representative).

Council Tax Band

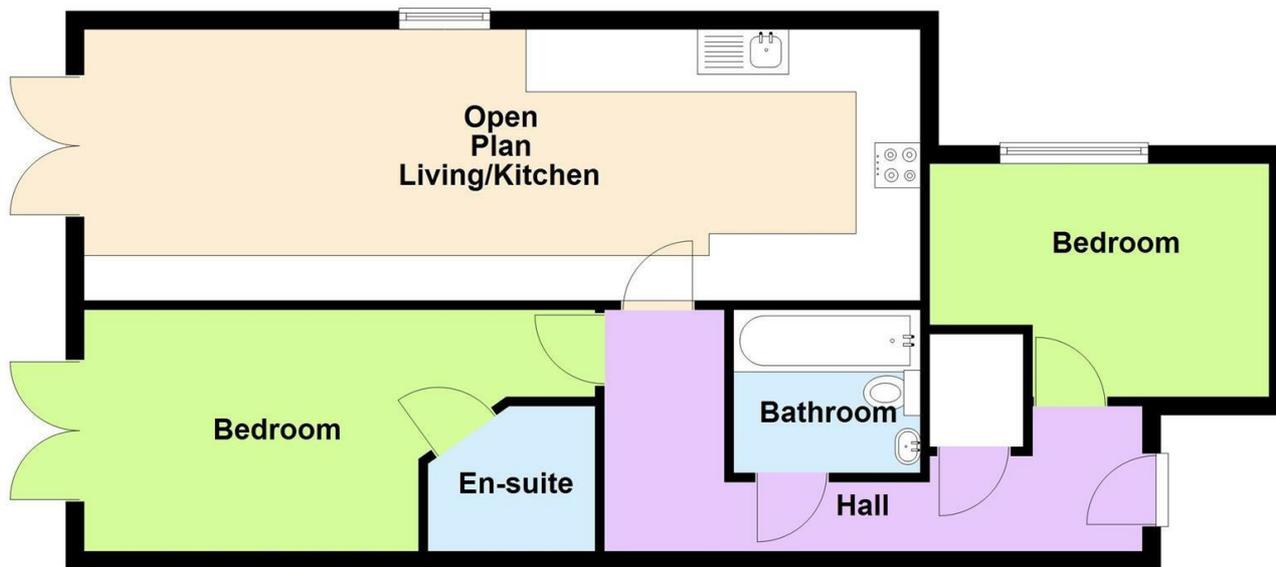
According to the Direct Gov website the Council Tax Band for 7, 93, Moor Green Lane Moseley, Birmingham, West Midlands, B13 8JN is band D and the annual Council Tax amount is approximately £2,237.00 subject to confirmation from your legal representative.





Floor Plan

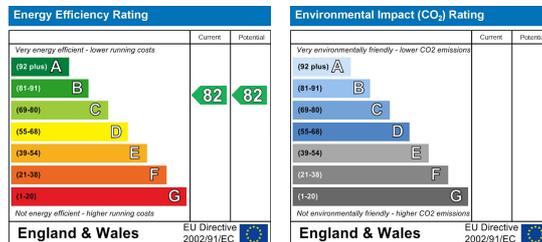
Moor Green Lane - NOT TO SCALE - For illustrative purposes only



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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

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