



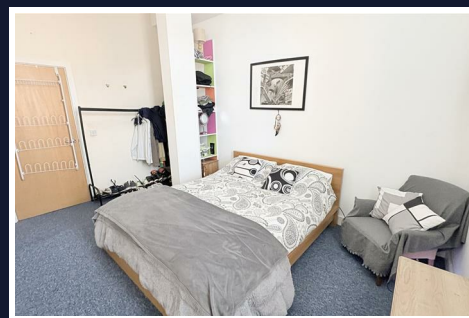
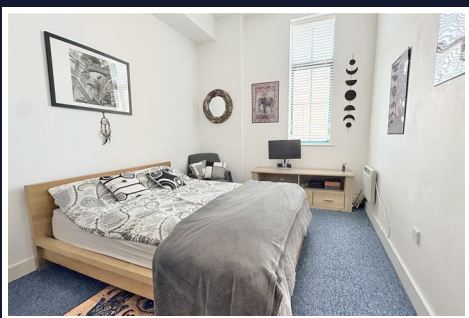
Flat 16 The Edge Moseley Road

Balsall Heath, Birmingham, B12 9BL

Offers Over £130,000



**** LOVELY CONVERSION, GREAT VIEWS, A REAL MUST SEE!! **** We are delighted to offer this first floor, one bedroom apartment which is situated in the converted Robinson's warehouse on the 'edge of Moseley' which offers excellent access into Moseley Village with all the associated amenities including coffee shops, cafes, restaurants and shopping facilities and access to the City Centre via the closeness of the local transport links! The property benefits from being a 15 minute walk to the new Moseley Train Station, offering access to Birmingham City Centre. The property is offered with full double glazing, electric heating. Further accommodation briefly comprises; communal secure door, communal access with lift, hallway, good size living room and open plan modern re-fitted kitchen with amazing views of the City Centre, modernised apartment bathroom, spacious master bedroom. Energy Efficiency Rating B. To arrange your viewing for this amazing Flat please call our Moseley office.



Approach

With front entrance door opening into:

Hallway (L-Shaped)

With two ceiling light points, electric radiator, storage cupboard housing the water tank, further storage cupboard with ceiling light point, and doors giving access to the bedroom, bathroom and open plan living/kitchen.

Bedroom

9'8" x 14'11" (2.97m x 4.56m)

With carpet to floor covering, ceiling light point, electric radiator, skirting boards and double glazed PVC window to the side aspect overlooking the communal car park.

Bathroom

5'9" x 7'10" (1.76m x 2.39m)

With Lino to floor covering, ceiling spot lights, skirting board, low flush WC, wall mounted sink with mixer tap over and storage unit under, bath with; separate hot & cold taps, shower screen and wall mounted shower attachment.

Open Plan Living/Kitchen

6'11" x 10'0" x 26'10" (2.13m x 3.05m x 8.18m)

Kitchen Area

With Lino to floor covering, white tiling to splash backs, ceiling spot lights, a selection of wooden wrapped wall and base units featuring silver handles, wrapped work surfaces, integrated induction hob with grill and oven under and extractor fan over, sink with mixer tap over, space facility for washing machine and under counter fridge/freezer

and electric radiator.

Living Area

With carpet to floor covering, two ceiling light points, skirting board, electric fireplace and double glazed PVC window to the side aspect overlooking the communal car park.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 16 The Edge, Moseley Road Balsall Heath, Birmingham, B12 9BL is band B and the annual Council Tax amount is approximately £1,830.25 subject to confirmation from your legal representative.

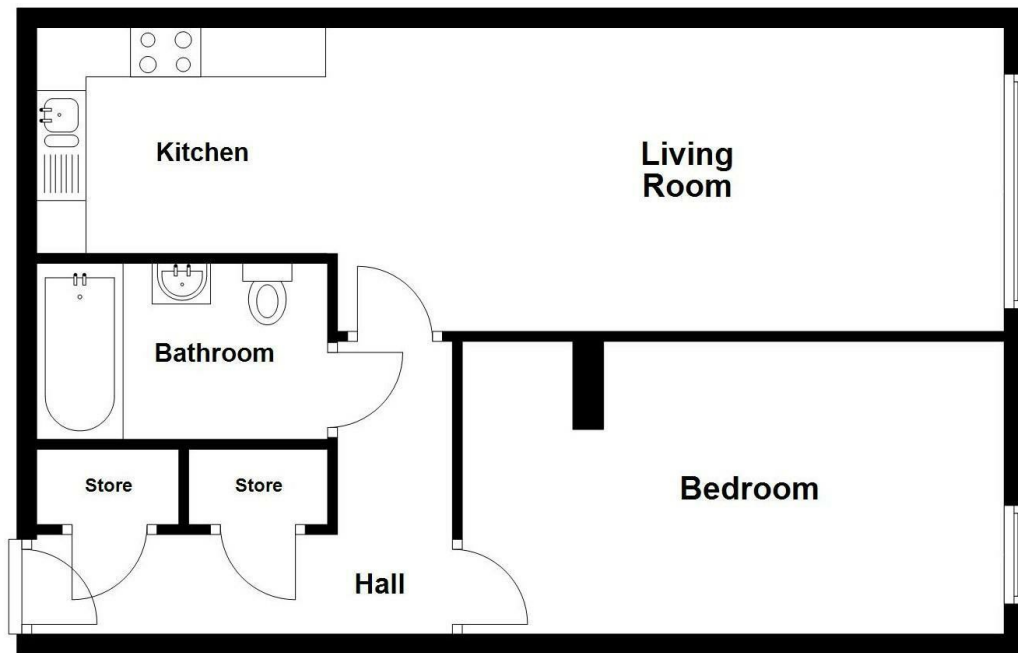
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 101 years, the ground rent is approximately £150 per annum and the service charges are approximately £1,340 per annum (subject to confirmation from your legal representative).





Floor Plan

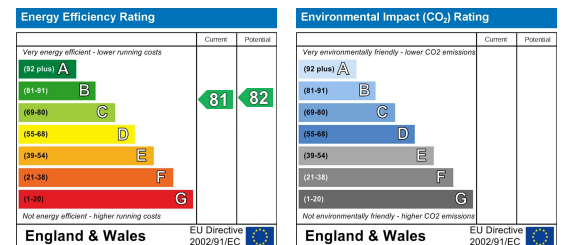


NOT to Scale
for Illustrative Purposes Only.

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.

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