



1, 1a Oxford Road

Moseley, Birmingham, B13 9EJ

Offers In The Region Of £240,000



Modern luxury apartment in the Heart of Moseley with allocated parking. The property is situated opposite the new Moseley Train, offering superb convenience for commuters and excellent access to Birmingham City Centre and beyond.

This stunning, modern apartment is located in Moseley Village, just a stone throws away from local amenities like shops, cafes, restaurants, Moseley private Park and Pool as well as Community Hubs. It's location is also hugely complimented by nearby transport routes likes buses within the city, as well as the Moseley Train station!

The apartment is an outstanding spec throughout, offering secure communal entry and lift access to the first floor. There is a spectacular living and kitchen area with sleek cabinets and a spacious living area, two good sized bedrooms and a very generous apartment bathroom. Apartment comes with one allocated parking space. Energy Efficiency Rating is B. MUST VIEW THIS GORGEOUS APARTMENT TODAY!



Approach

With front entrance door opening into:

Hallway

With Laminate wood effect floor covering, ceiling spot lights, intercom system, doors providing access into; bedroom one, bedroom two, bathroom, open plan living/kitchen, storage cupboard one with automated light and homing the Vaillant boiler, and double doors opening into storage cupboard two providing useful storage space.

Open Plan Living/Kitchen

31'0" x 8'8" x 11'1" (9.47m x 2.66m x 3.38m)

Living Area

With continued Laminate wood effect floor covering, ceiling spot lights, two central heating radiators and double glazed PVC window to the front aspect.

Kitchen Area

With a selection of matte grey fronted wall and base units, slow close drawers, stone wrapped work surfaces, stainless steel sink and drainer with mixer tap over, integrated induction hob with oven/grill under, extractor fan and backsplash over, dishwasher and washing machine.

Bedroom One

14'4" x 10'7" (main area) (4.38m x 3.23m (main area))

(2.48m x 1.63m) Inner space to bedroom

With carpet to floor covering, ceiling spot lights, central heating radiator and dual aspect double glazed PVC windows providing views of the side and front aspect.

Bedroom Two

10'5" x 9'2" (3.2m x 2.8m)

With carpet to floor covering, ceiling spot lights, central heating radiator and double glazed PVC window to the front aspect.

Bathroom

7'2" x 5'4" (2.19m x 1.65m)

With tiling wall to floor covering, ceiling spot lights, extractor fan, central heated towel rail, low flush WC, sink in vanity unit with mixer tap over, wall mounted mirror, bath with; mixer tap over, handheld and overhead shower attachment and shower screen.

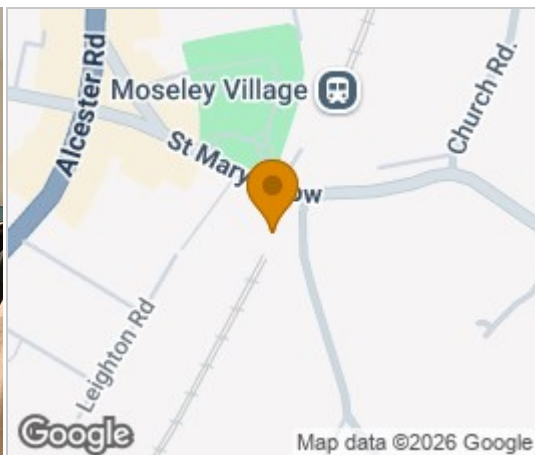
Tenure Details

We have been informed by our vendors the property is Leasehold and has a remainder of 143 years left on the lease, with the ground rent being approximately £200.00 per annum and the service charges are approximately £3,860.98 per annum (subject to confirmation from your legal representative.

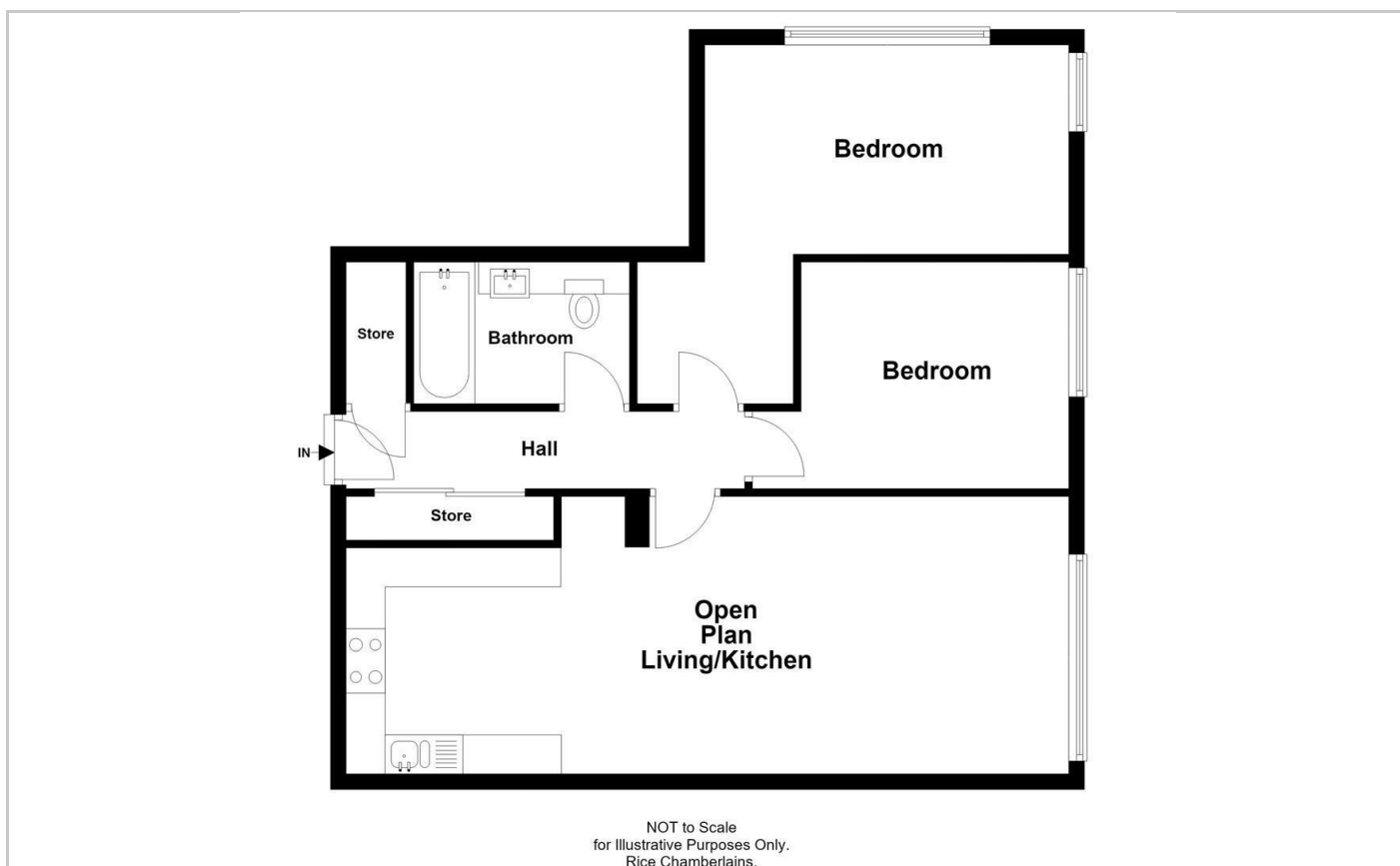
Council Tax Band

According to the Direct Gov website the Council Tax Band for Oxford Road, Moseley, Birmingham, B13 9EJ is band A and the annual Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative





Floor Plan



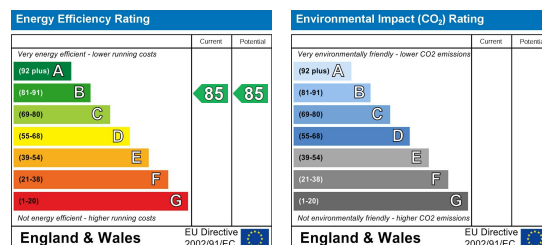
Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk