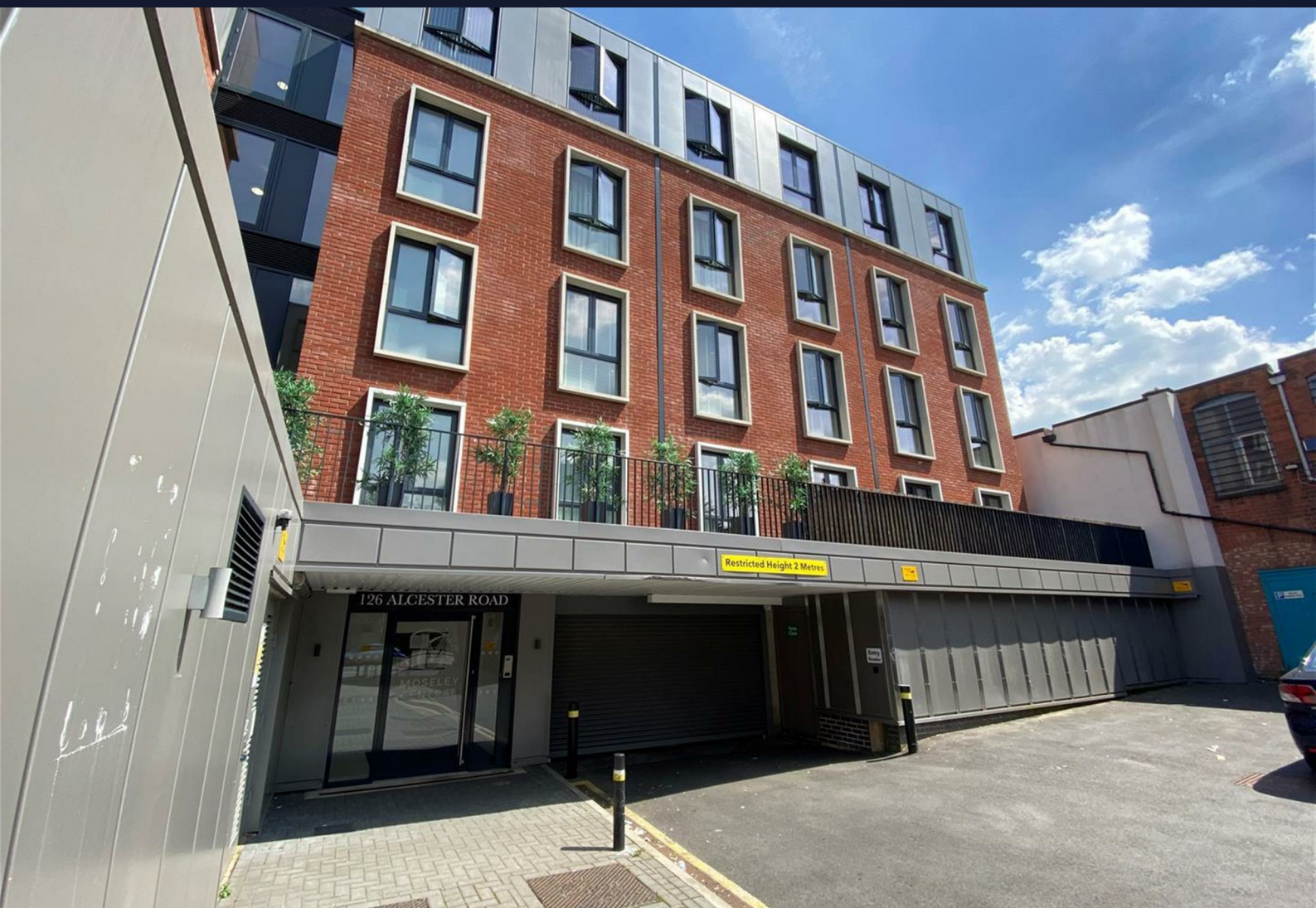




Flat 14, Moseley Central 126 Alcester Road

Moseley, Birmingham, B13 8EQ

£1,200 Per Month





Approach

This second floor apartment is approached via a secure front entry door into communal hallway with stairs and lift access to second floor with wooden front entry door opening into:

Hallway

With wooden laminate to flooring, wall mounted intercom system, wall mounted 'Dimplex' electric heater, ceiling spotlights, door opening into airing cupboard housing boiler and space for washing machine and further useful storage space and further doors opening into:

Kitchen/Dining and Living Room

12'7" x 19'5" (3.85 x 5.94)

With continued wooden effect flooring, double glazed windows to the rear aspect and two ceiling light points. Kitchen area with white wall and base units with worksurfaces incorporating stainless steel sink and drainer with mixer tap over, 'Neff' cooker, electric hob with extractor over, in-built fridge and freezer, in-built 'Neff' dishwasher, tiling to splash backs, ceiling mounted extractor fan and ceiling spotlights.

Bedroom One

14'10" x 10'5" (4.54 x 3.20)

With double glazed window to the rear aspect, ceiling light point, wall mounted 'Dimplex' electric heater and door opening into:

En-Suite Shower Room

3'10" x 6'10" (1.18 x 2.10)

With walk-in shower cubicle with shower and rainfall attachment over, tiled floor covering with under floor heating, wall mounted sink on vanity unit with mixer

tap over, low flush WC, central heated towel rail, tiling to walls, ceiling mounted extractor fan and ceiling spotlights.

Bedroom Two

9'11" x 11'3" (3.04 x 3.44)

With double glazed window to the rear aspect, ceiling light point and wall mounted 'Dimplex' electric heater.

Bathroom

6'9" x 5'6" (2.08 x 1.69)

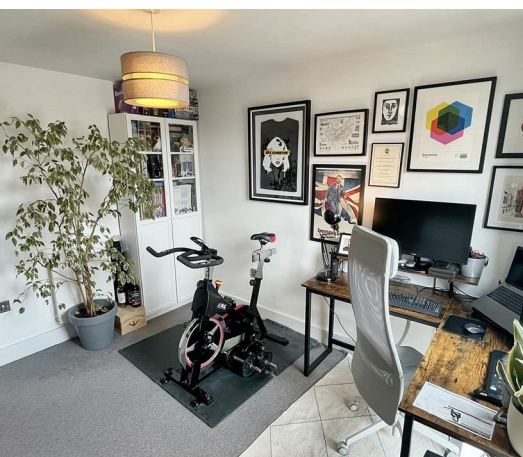
With tiled floor covering with under floor heating, tiled walls, wall mounted central heated towel rail, ceiling spotlights, ceiling mounted extractor fan, three piece white bathroom suite comprising wall mounted sink on vanity unit with mixer tap over, low flush WC and panel bath with mixer tap over and shower over.

Underground Parking Space and Bike Storage

Council Tax Band

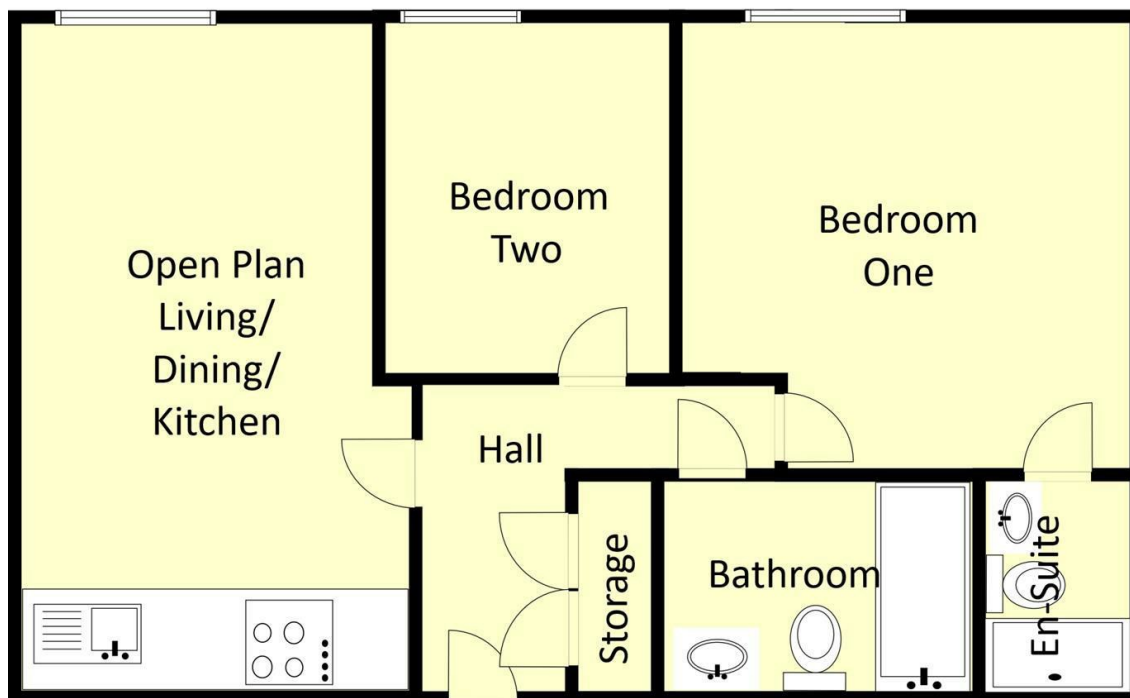
According to the Direct Gov website the Council Tax Band for Flat 14, Moseley Central, 126 Alcester Road Moseley, Birmingham, B13 8EQ is band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative.





Floor Plan

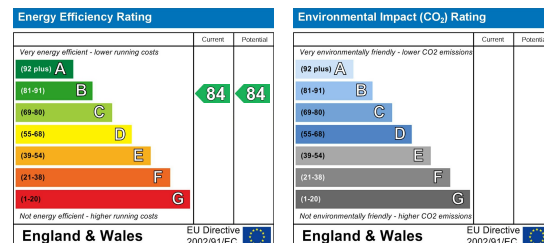
Moseley Central For Illustrative purposes only, NOT to scale.



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

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