



44 The Edge 585 Moseley Road

Moseley, Birmingham, B12 9BL

Offers In The Region Of £130,000



****TOP FLOOR ONE BEDROOM WAREHOUSE APARTMENT** with City Views, Parking & NO CHAIN**

A well-presented, fourth floor one-bedroom warehouse apartment with elevated city views, offered with no upward chain. Located just off Moseley Road, the property benefits from excellent access to Birmingham City Centre and Moseley Village. The apartment is bright and airy, with large windows and an open plan living space, and is accessed via a secure communal entrance with lift and stair access. The accommodation comprises an entrance hallway with storage, open plan living/dining/kitchen, double bedroom and bathroom, along with an allocated parking space. The property further benefits from electric heating and double glazing.

An ideal first-time purchase or buy-to-let investment.

Energy Efficiency Rating C. To arrange your appointment please call the Moseley Office.



Approach

With a front entry door opening into:

Hallway

With two ceiling light points, tiled flooring, wall mounted storage heater, door opening into storage cupboard and doors opening into:

L-Shaped Open Plan Living/Kitchen

9'2" x 26'4" x 11'1" (2.81 x 8.04 x 3.40)

With double glazed window, Velux roof lights, two wall mounted storage heaters and laminate flooring to kitchen area. Kitchen with a selection of wall and base units with work surfaces over incorporating integrated oven and hob with extractor over, space for washing machine and fridge freezer, stainless steel sink and drainer with hot and cold mixer tap and tiling to splash backs.

Bathroom

6'9" x 7'6" (2.07 x 2.3)

With tiled flooring, tiled walls, sink on pedestal with hot and cold mixer tap, low flush WC, bath with hot and cold mixer tap and shower over, shaver point and ceiling light point.

Bedroom

15'10" x 8'7" (4.83 x 2.62)

With ceiling light point, wall mounted storage heater and double glazed window.

Council Tax Band

According to the Direct Gov website the Council Tax

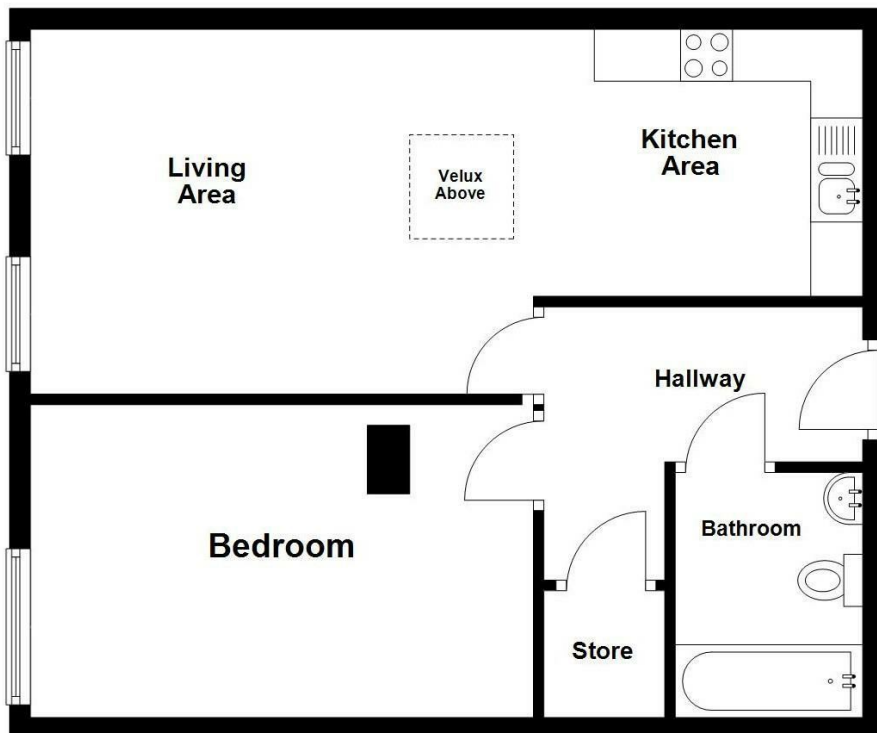
Band for 44 The Edge, 585 Moseley Road, Moseley, Birmingham, B12 9BL is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.

Tenure

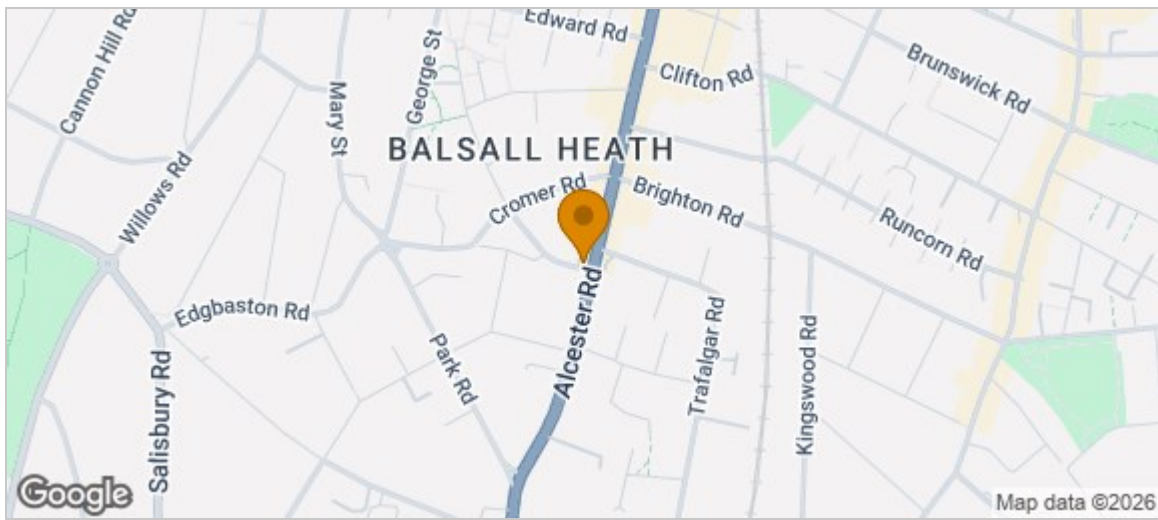
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 101 years, the ground rent £150.00 per annum and the service charges are approximately £1,340.00 per annum (subject to confirmation from your legal representative)

Location

The Edge Apartments, B12 9BL, are ideally positioned just southeast of Birmingham City Centre, placing residents within easy reach of key retail and leisure destinations such as Bullring & Grand Central. The development benefits from excellent transport connectivity, both buses and trains; with Birmingham New Street Station and Birmingham Moor Street Station both nearby, with Moseley station opening soon as well as roads offering direct links across the UK, alongside convenient road access via the A38. A wide range of local amenities, dining options, and green spaces including Cannon Hill Park further enhance the location's strong lifestyle and investment appeal.



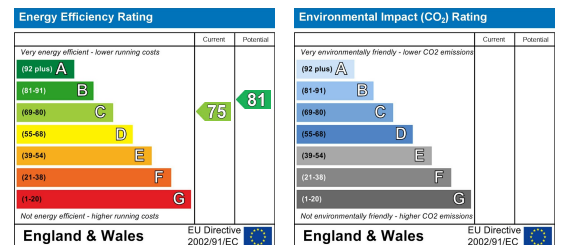
NOT to Scale
for Illustrative Purposes Only.



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

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