



124 Alcester Road

Moseley, Birmingham, B13 8EP

Offers Over £218,000



We are pleased to offer this impressive apartment located in this prestigious gated development in Moseley Village. Offering an excellent location for all of Moseley's associated amenities including bars and restaurants, as well as community hubs and transport routes throughout the city via bus and train! The accommodation briefly comprises; secure underground parking facility with an allocated parking bay, entrance hallway, open plan living room/kitchen with integrated appliances, bedroom one with en-suite shower room, second bedroom and apartment bathroom. The property further benefits from triple glazing, electric heating and underfloor heating to the bathrooms. Energy Efficiency Rating is B. To arrange your viewing, please contact our Moseley Office or visit our website for further details.



Hallway

With laminate wood effect flooring, recessed spots to ceiling, wall mounted electric radiator, door opening into useful storage cupboard housing the water tank and ashine machine and further doors opening into:

Open Plan Living and Kitchen

8'6" x 8'10" x 26'6" (2.6 x 2.7 x 8.1)

With laminate wood effect flooring, two ceiling light points, recessed spots to ceiling, dual aspect windows to the front and side aspects and walkway into kitchen. With a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, built-in oven with hob and extractor over, integrated fridge and freezer and dishwasher and tiling to splash backs.

Bedroom One

14'5" x 11'1" (4.4 x 3.4)

With ceiling light point, wall mounted electric radiator, double glazed window to the front aspect and door opening into:

En-Suite

4'3" x 3'10" (1.3 x 1.19)

With tiled walls and part tiled walls, recessed spots to ceiling, wall mounted vanity unit with in-built wash hand basin with mixer tap over, hidden cistern low flush WC, walk-in shower cubicle with mains powered shower over and wall mounted chrome heated towel rail.

Bedroom Two

14'5" x 8'10" (4.4 x 2.7)

With ceiling light point, wall mounted electric

radiator and double glazed window to the front aspect.

Bathroom

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

With tiled walls and part tiled walls, recessed spots to ceiling, extractor fan, shaver point, wall mounted vanity unit with in-built wash hand basin with mixer tap over, hidden cistern low flush WC, panelled bath with mixer tap and mains powered shower over and wall mounted chrome heated towel rail.

Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 142 years, the ground rent is approximately £218.00 per annum and the service charges are approximately £3,369.80 per annum (subject to confirmation from your legal representative)

Council Tax Band

According to the Direct Gov website the Council Tax Band for 6 Moseley Central, 124 Alcester Road, Moseley, Birmingham, B13 8EP is band D and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.





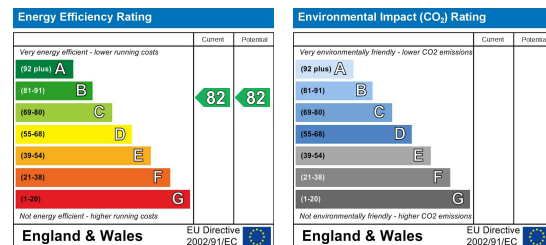
Floor Plan



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.

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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