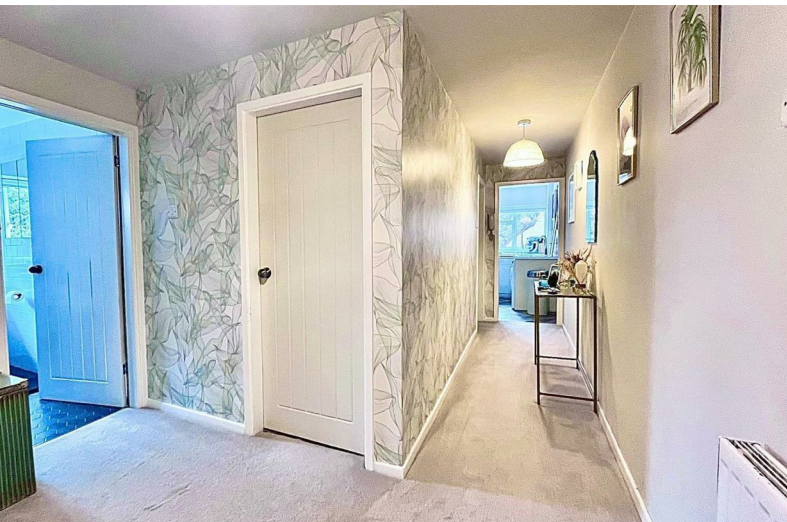




Flat 10a Wakefield Court Hayfield Road

Moseley, Birmingham, B13 9LQ

£875 Per Month





Approach

This top floor one bedroom apartment is approached via a secure front entry door with stairs giving rise to the top floor accommodation with front entry door opening into:

Flat Hallway

With an oil fired central heating radiator, two ceiling light points, door opening into storage cupboard and further doors opening into:

Kitchen

8'8" x 9'4" (2.66 x 2.87)

With lino to flooring, wall and base units with work surfaces incorporating stainless steel sink and drainer with mixer tap over, 'Siemens' cooker, hob and extractor above, ceiling light point, double glazed window to the side aspect and space for fridge freezer, dishwasher and washing machine.

Living Room

12'11" x 16'1" (3.94 x 4.91)

With two ceiling light points, double glazed window to the front aspect and two central heating radiators.

Bedroom

9'9" x 14'2" (2.98 x 4.33)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bathroom

6'4" max x 7'7" (1.95 max x 2.33)

With door opening into airing cupboard housing oil boiler, a three piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, bath with mixer tap and a new electric shower over, double glazed opaque window to the front aspect,

central heating towel rail, ceiling light point, tiled floor covering and tiling to splash backs.

Council Tax Band

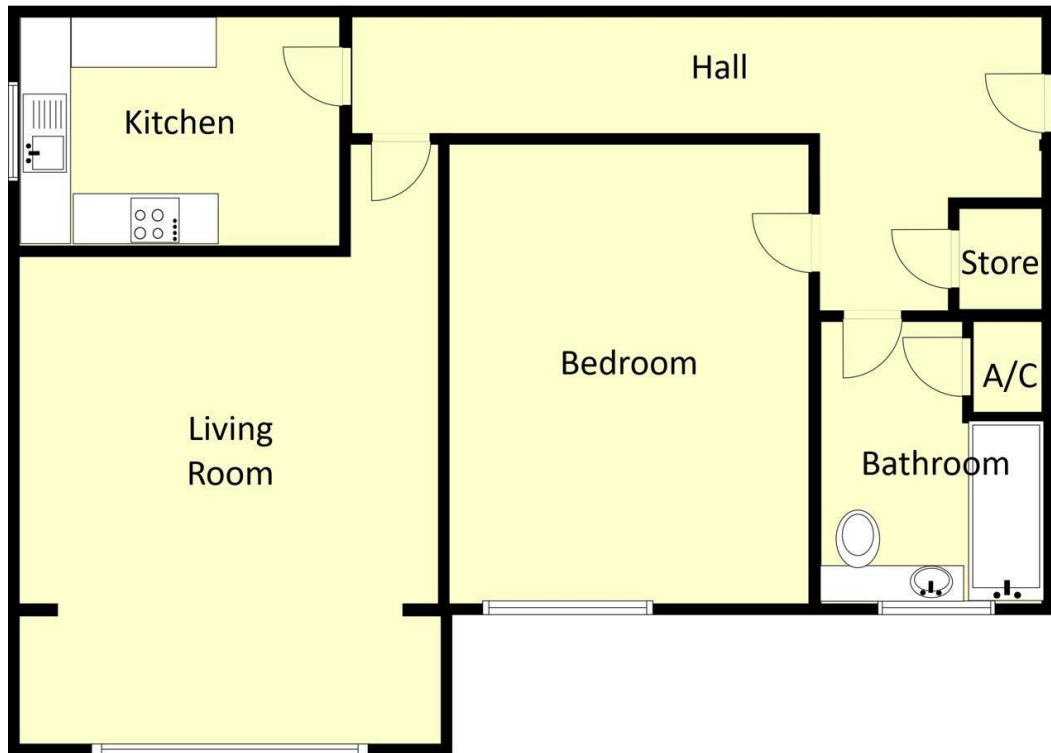
According to the Direct Gov website the Council Tax Band for Wakefield Court, Hayfield Road, Moseley, B13 9LQ is band A and the annual Council Tax amount is approximately £1,270.48 subject to confirmation from your legal representative.





Floor Plan

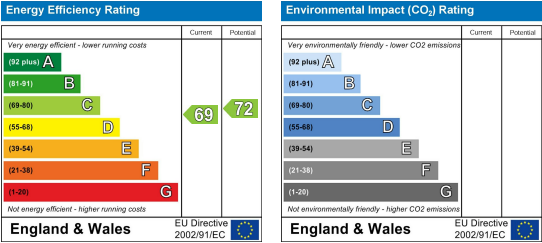
Wakefield Court For Illustrative purposes only, NOT to scale.



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.