



£800 Per Month

Flat 6 58 Greenhill Road, Moseley, Birmingham, West Midlands, B13 9SS



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\*LOVELY ONE BEDROOM FLAT IN BEAUTIFULLY CONVERTED VICTORIAN BUILDING IN PRIME MOSELEY LOCATION\* This superb, top floor flat is located in this beautifully converted Victorian property which offers a wealth of period charm and character and is located in the much sought after 'Moseley Triangle'. Being offered unfurnished the accommodation on offer briefly comprises; Communal Entrance hallway with Minton tile flooring, flat hallway, open plan living/dining and kitchen with modern kitchen, bedroom and a modern four piece bathroom. Energy Efficiency Rating C. To arrange your viewing of this lovely flat please call our Lettings team or alternatively visit our website.

## Approach

This top floor one bedroomed apartment is approached via communal driveway with allocated parking leading to double French wooden doors with canopy style porch into communal inner lobby with Minton style flooring, dado rail to walls, ceiling light point and stairs rising ton the top floor accommodation with front entry door opening into:

## Hallway

With ceiling light point, telephone intercom system, door opening into storage cupboard with plumbing for washing machine and wall mounted electric box, central heating radiator and interior door opening into:

## Open Plan Living Kitchen Area

19'11" x 13'11" (6.09 x 4.26)

## Living Area

With dormer style double glazed window to the rear aspects, central heating radiator, open plan living kitchen area and ceiling light point.

## L-Shaped Kitchen Area

With laminate wood effect flooring, with contemporary matching wall and base units, integrated logik oven and four ring burner hob, integrated stainless steel sink unit, space facility for fridge freezer and mosaic style tiling to splash backs.

## Bathroom

6'5" x 10'8" (1.97 x 3.27)

Offering a four piece bathroom suite comprising of a white panelled bath, wash hand basin on pedestal, low flush WC, corner entry shower unit, Velux style roof light ceiling light point, exposed wooden flooring, tiling to half wall height and a central heating radiator.

## Bedroom

15'10" into chimney recess x 13'11" into chimney r (4.84 into chimney recess x 4.26 into chimney reces)

Bedroom 15' 9" x 14' 0" (into chimney breast recess) (4.8m x 4.27m (into chimney breast recess))

With high level single glazed dormer window giving views to the front aspects, original style feature fireplace, ceiling light point and a central heating radiator.

## Communal Gardens

Lovely communal gardens to the rear of the property

## Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 6, 58 Greenhill Road, Moseley, Birmingham, B13 9SS is band A and the annual Council Tax amount is approximately £1,270.48 subject to confirmation from your legal representative.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

