



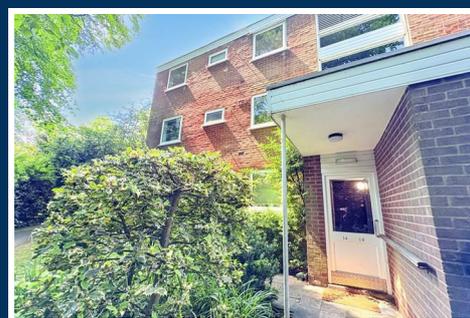
Flat 16 Mayfield Court Mayfield Road

Moseley, Birmingham, B13 9HS

Offers Over £170,000



TWO BEDROOM FIRST FLOOR FLAT IN QUIET LOCATION IN MOSELEY!! We are delighted to offer this two bedroom first floor flat situated in this quiet residential location within Moseley, within close proximity of Moseley Village with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. The accommodation briefly comprises; communal gardens, communal entrance hallway, entrance hall, spacious lounge, kitchen, two bedrooms, bathroom and garage in separate block. This lovely home also benefits from double glazing, storage heating and lovely communal gardens. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

This two bed first floor property is approached via a communal area with communal door into communal hallway with entry door opening into:

Hall

With ceiling light point, doors opens into two storage cupboards providing useful storage, storage heater and further doors opening into :

Kitchen

8'7" x 8'7" (2.62 x 2.64)

With double glazed window, a selection of wall and base units with wooden effect work surface over incorporating circular stainless steel sink and drainer with hot and cold mixer tap, tiling to splash backs, built-in cooker, hob with extractor over, space for washing machine and laminate wood effect floor covering.

Living Room

12'7" x 13'2" (3.84 x 4.03)

With laminate wood effect flooring, storage heater, ceiling light point and double glazed window.

Bathroom

4'10" x 8'6" (1.49 x 2.61)

With double glazed obscured window, ceiling light point, wall mounted electric heated chrome towel rail, panel bath with shower over, push button low flush WC, pedestal sink, tiled walls and tiled flooring.

Bedroom One

13'8" x 12'6" (4.17 x 3.83)

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

Bedroom Two

11'10" x 7'3" (3.63 x 2.23)

With double glazed window, ceiling light point, storage heater and wooden laminate effect flooring.

Communal gardens

With parking area, communal gardens, sitting area and pond with a selection of mature trees and hedgerows surround.

Garage in Separate block

Not inspected

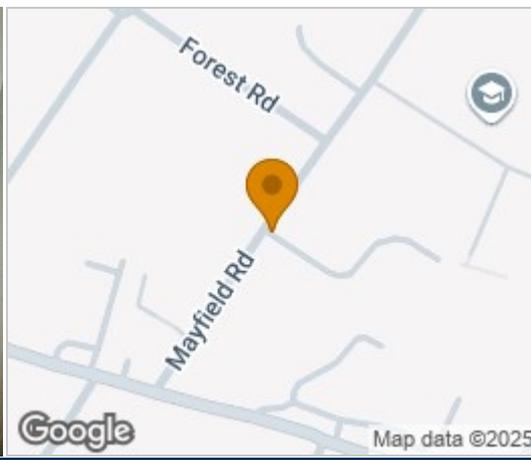
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 135 years, the ground rent £0 per annum until initial lease period expires, when the new lease period of 90 years commences in 2070 there is peppercorn of £1 per annum, and the service charges are approximately £1,850 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 16 Mayfield Court, Mayfield Road Moseley, Birmingham, B13 9HS is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative. subject to confirmation from your legal representative.





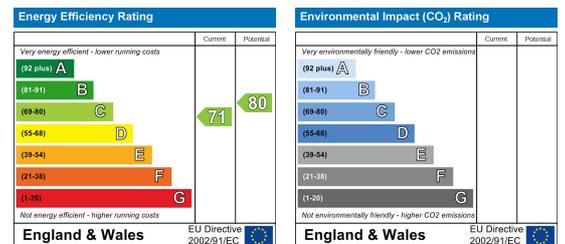
Floor Plan



Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.