



£800 Per Month

Flat 3, 61 Mayfield Road, Moseley, Birmingham, West Midlands, B13 9HT

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FIRST FLOOR ONE BEDROOM FLAT IN CONVERTED BUILD**AVAILABLE NOW

Rice Chamberlains are pleased to present this delightful re-renovated one bedroom flat in a premium Mosley location! The location boasts being a stone throws away from Moseley Village with local amenities like grocers, shops, cafes, laundromats and local green spaces as well as good transport routes into the city, along with the new Train station due to open soon!

The property comprises of; communal entry, flat door entry, hallway, spacious living room, renovated kitchen, sleek bathroom and bedroom. The energy efficiency rating is C. To truly appreciate this converted flat, call our Lettings team for a viewing

Approach

This well proportioned one bedroomed first floor apartment is approached via communal front driveway providing off road parking for multiple vehicles leading to hardwood secure front entry door opening communal hallway with staircase leading to first floor with hardwood door opening into...

Hallway

With ceiling light point, .central heating radiator, built in storage and interior doors opening into...

Living Room

13'1" x 11'8" (4.01 x 3.58)

Having a central heating radiator, double glazed window giving views to the rear aspects and contemporary ceiling light point and open walkway leading into:

Kitchen

11'7" x 8'5" (12'3" x 8'6") (3.54 x 2.59 (3.75 x 2.6))

Offers a selection of matching beech fronted wall and base units complete with chrome furnishings, roll edge work surfaces, breakfast bar area, central heating radiator, stainless steel sink and drainer with hot and cold tap, double glazed window giving views to the rear aspects, slate style flooring, in-built electric oven with four ring ceramic hob and stainless steel chimney style extractor fan, space for under counter fridge and freezer, space for washing machine, complimentary

tiling to splash back areas, wall mounted central heating boiler unit and recessed spotlights to ceiling.

Bathroom

5'6" x 6'7" (1.70 x 2.03)

Offering a three-piece white bathroom suite with panelled bath with Triton electric shower attachment over, wash hand basin on pedestal and low flush WC. The bathroom further offers double glazed window to rear, tiling to splash back areas, ceiling light point and central heating radiator.

Bedroom

16'1" x 11'7" (4.91 x 3.54)

Having double glazed windows giving views to the rear aspect overlooking the communal gardens, ceiling light point and a central heating radiator.

Communal Gardens

Accessed via a secure side opening gate and offering mostly mature lawn and a varied selection of mature trees, plants and shrubs.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 3, 61 Mayfield Road, Moseley, Birmingham, B13 9HT is band A and the Council Tax amount is approximately £1,491.33 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

