



## Flat 41 Moseley Court, Yardley Wood Road

Moseley, Birmingham, B13 9PU

Offers In The Region Of £120,000



## SPACIOUS AND BRIGHT TWO BEDROOM APARTMENT WITH NO CHAIN!

Located on the corner of Yardley Wood Road and Wale Green Road, this apartment is ideally situated with great transport routes across the city with bus routes and the Moseley Train station! Being a close proximity to Moseley village, you have the added benefit of close amenities such as cafes, restaurants, shops, grocers, community hubs and green spaces. The complex offers parking, secure front door and lift access while the apartment offers a hallway, bright and airy open plan living room and kitchen with corner views, two good sized bedrooms, bathroom with separate toilet! The Energy efficiency is TBC. To truly appreciate this flat, call our Moseley office for a viewing today!



### Approach

With front entrance door opening into:

### Hallway

With carpet to floor covering, intercom system, fuse box, and doors giving access to:

### Open Plan Living/Kitchen

15'10" x 11'11" (4.84m x 3.64m)

### Living Area

With Laminate wood effect floor covering, two electric radiators, ceiling light point, double glazed PVC dual aspect windows overlooking the side aspect and including an attractive corner feature.

### Kitchen Area

With white brick style tiling to splash backs, a selection of wall and base units in a solid wood finish and featuring silver handles, stainless steel sink and drainer with mixer tap over, integrated induction hob, Indesit oven/grill with extractor fan over.

### Bedroom One

12'3" x 11'10" (3.74m x 3.63m)

With carpet to floor covering, ceiling light point, skirting boards, electric radiator, in-built storage cupboard providing useful storage space and double glazed PVC windows to the front aspect.

### Bedroom Two

7'6" x 11'8" x 8'2" (2.29m x 3.58m x 2.50m)

L-shaped room with carpet to floor covering, ceiling light point, electric radiator, in-built storage cupboard providing useful storage space and double glazed PVC windows to the front aspect.

### Bathroom

8'3" x 5'10" x 5'3" (2.53m x 1.79m x 1.62m)

With Lino to floor covering, bath with separate hot & cold taps and overhead shower, ceiling light point, sink with separate hot & cold taps, wall mounted radiator, double glazed PVC opaque window to the front aspect and in-built storage cupboard homing the water tank.

### Separate W/C

2'11" x 4'10" (0.90m x 1.49m)

With Lino to floor covering, low flush W/C and double glazed PVC opaque window to the front aspect.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 112 years, the ground rent is approximately £50.00 per annum and the service charges are approximately £1,900.00 per annum (subject to confirmation from your legal representative)

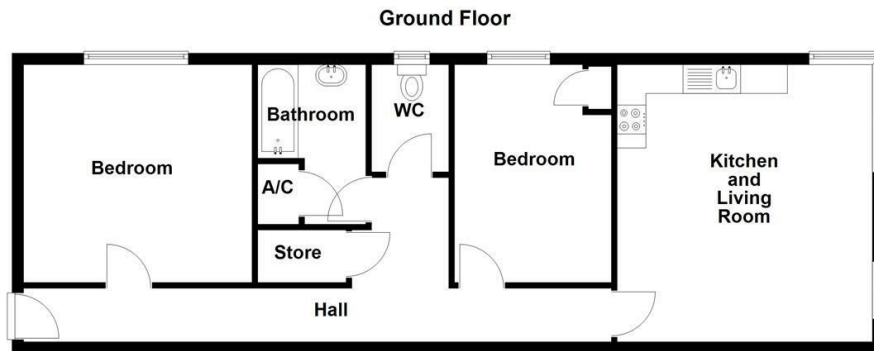
### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 41 Moseley Court, Yardley Wood Road, Birmingham, B13 9PU is band A and the annual Council Tax amount is approximately £1,568.78, subject to confirmation from your legal representative.





# Floor Plan

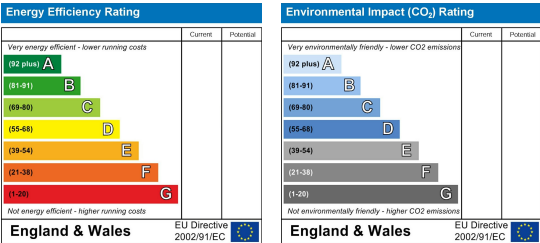


NOT to Scale  
for Illustrative Purposes Only.  
Plan produced using PlanUp.

# 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.