



**Offer in the Region of £175,000**

Flat 14 Mayfield Court Mayfield Road, Moseley, Birmingham,  
B13 9HS

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13  
8HW

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**\*\*LOVELY SECLUDED GROUND FLOOR FLAT WITH NO CHAIN!! \*\*** We are delighted to offer this beautifully presented two bedroom, ground floor flat situated in this quiet residential location within Moseley, within close proximity of Moseley Village with its associated bars, coffee shops, restaurants and pending re-opening train station expected. The accommodation briefly comprises; communal gardens, communal entrance hallway, entrance hall, spacious lounge, re-fitted kitchen, two well proportioned bedrooms, fitted shower room and garage in separate block. This beautiful apartment also benefits from double glazing, electric heating and an extended lease! Energy Efficiency Rating D. To arrange your viewing to fully appreciate this lovely flat please contact our Moseley office.

### Approach

The property is approached via a communal area with communal parking, communal gardens and front entrance door opening into:

### Communal Hallway

With front entrance door opening into:

### Entrance Hallway

With wall mounted 'Dimplex' electric heater, door opening into airing cupboard housing water tank and providing useful storage, door opening into further storage cupboard providing useful storage and further doors opening into:

### Kitchen

8'7" x 6'10" (2.63 x 2.10)

With cream wall and base units with wooden effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, integral Electrolux oven with Whirlpool ceramic hob and 'Zanussi' extractor, Whirlpool integral slimline dishwasher, tiling to splash backs, double glazed window to the front aspect, ceiling light point, space for fridge freezer and washing machine and lino to flooring.

### Living Room

13'1" x 12'7" (4.01 x 3.86)

With wall mounted 'Dimplex' electric heater, coving to ceiling, double glazed window to the rear aspect and ceiling light point.

### Bedroom One

max 12'6" x 13'8" (max 3.82 x 4.18)

With double glazed window to the rear aspect, ceiling light point, wall mounted 'Dimplex' electric heater and built-in wardrobes.

### Bedroom Two

11'10" x 7'3" (3.63 x 2.21)

With ceiling light point, double glazed window to the front aspect and wall mounted 'Dimplex' electric heater.

### Bathroom

8'4" x 4'10" (2.56 x 1.48)

With Karndean tiles to floor, tiling to walls, electric towel rail, three piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over and walk-in shower cubicle with 'Triton' shower over, tiled surround, ceiling spotlights, extractor fan and double glazed opaque window to the front aspect.

### Communal Grounds

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

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 138 years, the ground rent is approximately £45.00 per annum and the service charges are approximately £1,725.00 per annum (subject to confirmation from your legal representative)

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Block C Flat 14 Mayfield Court, Mayfield Road Moseley, Birmingham, B13 9HS is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative. subject to confirmation from your legal representative.



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.

- 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.

