



£1,200 Per Month

Flat 1, 61 Mayfield Road, Moseley, Birmingham, West Midlands, B13 9HT

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****SPACIOUS GROUND FLOOR TWO BEDROOM APARTMENT IN CONVERTED HOUSE WITH GREAT ACCESS INTO MOSELEY AND LOCAL SHOPPING FACILITIES!**** We are delighted to offer to the market this well presented, spacious, ground floor two bedroom apartment located in this Edwardian conversion property in Moseley. Offering excellent access into Moseley Village with all of its associated amenities including cafes, bars, restaurants, shopping facilities and local transport links into the City Centre, including Moseley Train Station which is due to be opening soon! The well proportioned apartment briefly comprises of; mature communal gardens, entrance hallway, living room with feature bay window, kitchen, two bedrooms and bathroom. Energy Efficiency Rating D. To arrange your viewing please contact our Lettings team.

Approach

This ground floor two bedroom apartment is approached via a communal front entry door opening into communal hallway with further front entry door opening into:

Hallway

With two ceiling light points, two wall mounted light points, door opening into storage cupboard housing Baxi combi boiler, laminate wood effect floor covering and doors opening into:

Living Room

14'11" x 15'8" into bay (4.56 x 4.78 into bay)

With a single glazed bay window to the front aspect, ceiling light point, coving to ceiling, central heating radiator and feature fireplace with decorative surround.

Kitchen

8'6" x 7'9" (2.60 x 2.38)

With tiled flooring, a selection of matching wall and base units, double glazed window to the side aspect, integrated Zanussi oven with four ring burner electric hob and extractor over, space facility for washing machine, space facility for fridge freezer, sink and drainer with mixer tap over, tiling to splash back areas and ceiling light point.

Bedroom One

9'1" max x 16'11" max (2.77 max x 5.17 max)

With corridor access with storage to ceiling space then

opening into bedroom area with double glazed window to the rear aspect, double glazed window to the front aspect, central heating radiator and ceiling light point.

Bedroom Two

8'5" x 8'3" (2.57 x 2.54)

With central heating radiator, double glazed window to the front aspect and ceiling light point.

Bathroom

10'5" max x 4'9" max (3.19 max x 1.46 max)

With tiled flooring, tiling to walls, two obscured double glazed windows to the rear aspect, heated towel rail, bath with mixer tap, shower attachment and rainfall shower over, wall mounted wash hand basin with mixer tap over, low flush push button WC and ceiling spotlight point.

Communal Gardens

Being access from the side access way with patio area, mature lawned area and decorative trees to boundaries.

Council Tax

According to the Direct Gov website the Council Tax Band for Flat 1, 61, Mayfield Road Moseley, Birmingham, West Midlands, B13 9HT 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

