



**£695 Per Month**

Flat 16 Pickwick Close 92 Wake Green Road, Moseley, Birmingham, West Midlands, B13 9PX

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**\*\*ONE BEDROOM FLAT\*\* AVAILABLE JUNE\*\* GREAT LOCATION!\*\*** We are pleased to offer to the market this one bedroom, first floor flat located in the heart of Moseley. Offering great access to Moseley Village with all of its associated amenities including coffee shops, cafes, bars, restaurants and shopping facilities with good transport links into the City Centre and nearby Sarehole Mill. Being double glazing and electric storage heating the further accommodation briefly consists; Communal parking and garden areas, communal entrance, hallway, kitchen, spacious lounge, bathroom, bedroom. To arrange a viewing, please call our Lettings team or visit our website for more information.

## Approach

This property is approached via a communal hallway with a secure front entry door opening into:

## Communal Hallway

With stairs rising to the first floor accommodation, communal storage area and door opening into:

## Hallway

With ceiling light point, wall mounted fuse board, laminate wood effect flooring, wall mounted intercom system, wall mounted storage heater, doors opening into storage area and further doors opening into:

## Living Room

10'10" x 16'2" (3.30 x 4.93)

With an electric storage heater, double glazed window to the rear aspect, two ceiling light points and laminate wood effect flooring.

## Kitchen

10'10" x 6'10" (3.30 x 2.08)

With lino to flooring, double glazed window to the front aspect, tiling to splash back areas, ceiling light point, a matching selection of wall and base units with work surface over with integrated stainless steel sink and drainer with mixer tap over, space facility for oven, space facility for washing machine and space facility for fridge freezer,

## Bathroom

8'3" (max) x 6'1" (min) 5'5" (max) (2.51 (max) x 1.85 (min) 1.65 (max))

With tiled flooring, bath with two taps over and wall mounted electric shower over, tiling to splash back areas, wash hand basin on pedestal with two taps over, low flush WC, ceiling light point, door opening into airing cupboard and wall mounted extractor fan.

## Bedroom

12'10" x 10'1" (3.91 x 3.07)

With double glazed window to the front aspect, ceiling light point, in-built wardrobe area and wall mounted electric storage heater.

## Garage

Not inspected.

## Council Tax Band

According to the Direct Gov website the Council Tax Band for Pickwick Close, Wake Green Road, Moseley, Birmingham, B13 9PX is band A and the annual Council Tax amount is approximately £1,106.87 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

