



## Flat 24 Mayfield Court Mayfield Road

Moseley, Birmingham, B13 9HS

Offers Over £170,000





**\*TWO BEDROOM TOP FLOOR FLAT IN QUIET LOCATION IN MOSELEY!!\*** We are delighted to offer this two bedroom second floor flat situated in this quiet residential location within Moseley, within close proximity of Moseley Village with all of it's associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. The accommodation briefly comprises; communal gardens, communal entrance hallway, entrance hall, spacious lounge, kitchen, two bedrooms, bathroom and garage in separate block. This lovely home also benefits from double glazing, storage heating and lovely communal gardens. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



#### Approach

The property is approached via a communal door opening into communal hallway with stairs giving rise to the second floor accommodation with front entrance door with opaque window opening into:

#### Flat Hallway

With lino to flooring, two ceiling light points, wall mounted storage heater, two storage cupboards providing useful storage with one housing the water tank and doors opening into:

#### Kitchen

8'7" x 6'10" (2.63 x 2.09)

With tiled flooring, white wall and base units with wooden work surfaces over incorporating sink and drainer with mixer tap over, integrated 'Hotpoint' electric hob and cooker, space for fridge freezer and washing machine, door opening in useful pantry, ceiling light point and double glazed window overlooking the front aspect.

#### Living Room

13'2" x 12'5" (4.02 x 3.80)

With double glazed window to the rear communal gardens, ceiling light point and wall mounted electric heater.

#### Bedroom One

12'6" x 13'9" (3.82 x 4.21)

With double glazed windows overlooking the rear communal gardens, wall mounted electric heater and ceiling light point.

#### Bedroom Two

11'10" x 7'4" (3.62 x 2.24)

With double glazed window to the front aspect and ceiling light point.

#### Bathroom

8'4" x 4'10" (2.56 x 1.49)

With tiled flooring, tiled walls, three piece white bathroom suite comprising low flush WC, panel bath with mixer tap over and shower attachment above, sink in vanity unit with mixer tap over, double glazed opaque window with extractor fan overlooking the front aspect, ceiling spotlights and wall mounted heated towel rail.

#### Garage in Separate Block

With metal up and over door.

#### 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 136 years, the ground rent is peppercorn rent and the service charges are approximately £1,755.00 per annum (subject to confirmation from your legal representative)

**Council Tax Band**

According to the Direct Gov website the Council Tax Band for Flat 24 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.





