



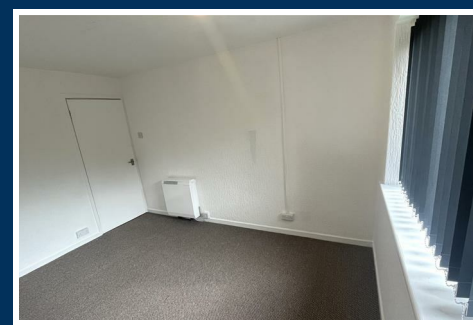
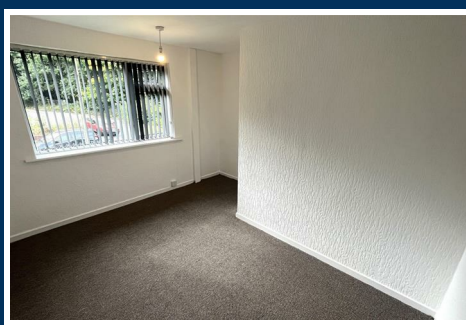
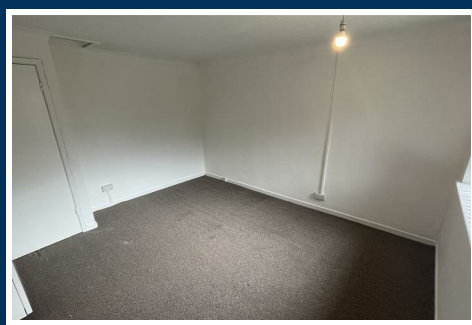
23 Grayfield Avenue

Moseley, Birmingham, B13 9AD

Offers Over £180,000



Lovely two bedroom first floor maisonette in Moseley, located in this quiet cul-de-sac on Grayfield Avenue which is conveniently located close to Moseley Village with all of its associated amenities including cafes, bars, coffee shops, restaurants, shopping facilities and good transports links into the City Centre and upcoming Moseley Train station. The property benefits from double glazing (where stated) and electric heating and the accommodation briefly consists of; hallway, fitted kitchen, bathroom, living room and two bedrooms. The property offers a private rear garden and no upward chain. Energy Efficiency Rating D. To arrange your viewing please contact our Moseley Office.



Approach

This first floor maisonette is approached via a front entry door opening into:

Inner Hallway

With sliding doors giving access to the meter cupboard, ceiling light point and stair giving rise to the hallway.

Hallway

With ceiling light point, loft access point; in which the loft is partly boarded for storage, double glazed window to the side aspect, wall mounted storage heater and doors opening into:

Living Room

14'5" (max) x 12'2" (max) (4.40 (max) x 3.71 (max))

With double glazed window to the rear aspect, ceiling light point and electric storage heater.

Kitchen

9'5" (max) x 6'0" (2.89 (max) x 1.85)

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

Bedroom One

11'1" (max) x 13'2" (max) (3.38 (max) x 4.02 (max))

With double glazed window to the front aspect, ceiling light point, loft access point and wall mounted electric storage heater.

Bedroom Two

10'10" (max) x 11'11" (max) (3.32 (max) x 3.65 (max))

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

Bathroom

6'5" (max) x 6'4" (max) (1.97 (max) x 1.95 (max))

With a three piece bathroom suite comprising low flush push button WC, wash hand basin on pedestal with two taps over, panel bath with two taps over and wall mounted shower over, lino to flooring, obscured double glazed window to the side aspect, tiling to splash back areas, ceiling light point, wall mounted electric heater and door opening into cupboard housing water tank.

Rear Garden

Being accessed from a gate at the side of the property.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 171 years and the ground rent is a peppercorn ground rent per annum (subject to confirmation from your legal representative).

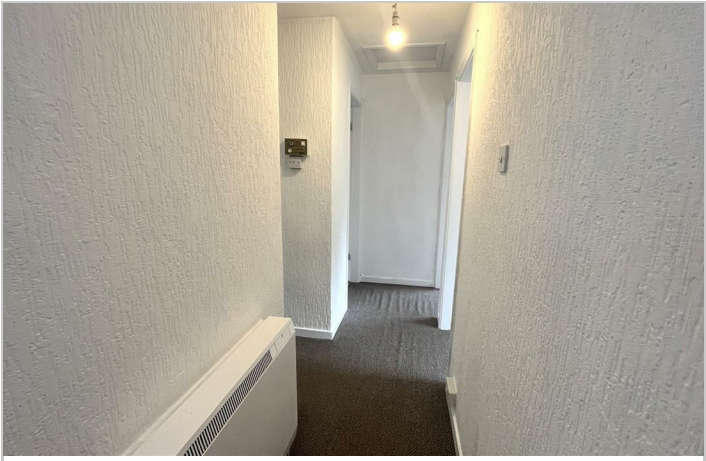
Council Tax

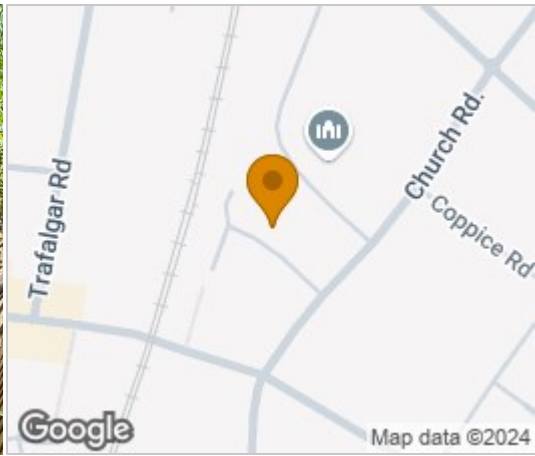
According to the Direct Gov website the Council Tax Band for Grayfield Avenue, Moseley, Birmingham, B13 9HB is band A and the annual Council Tax amount is approximately £1,205.50 subject to confirmation from your legal representative.

Additional Services/Referral Fees

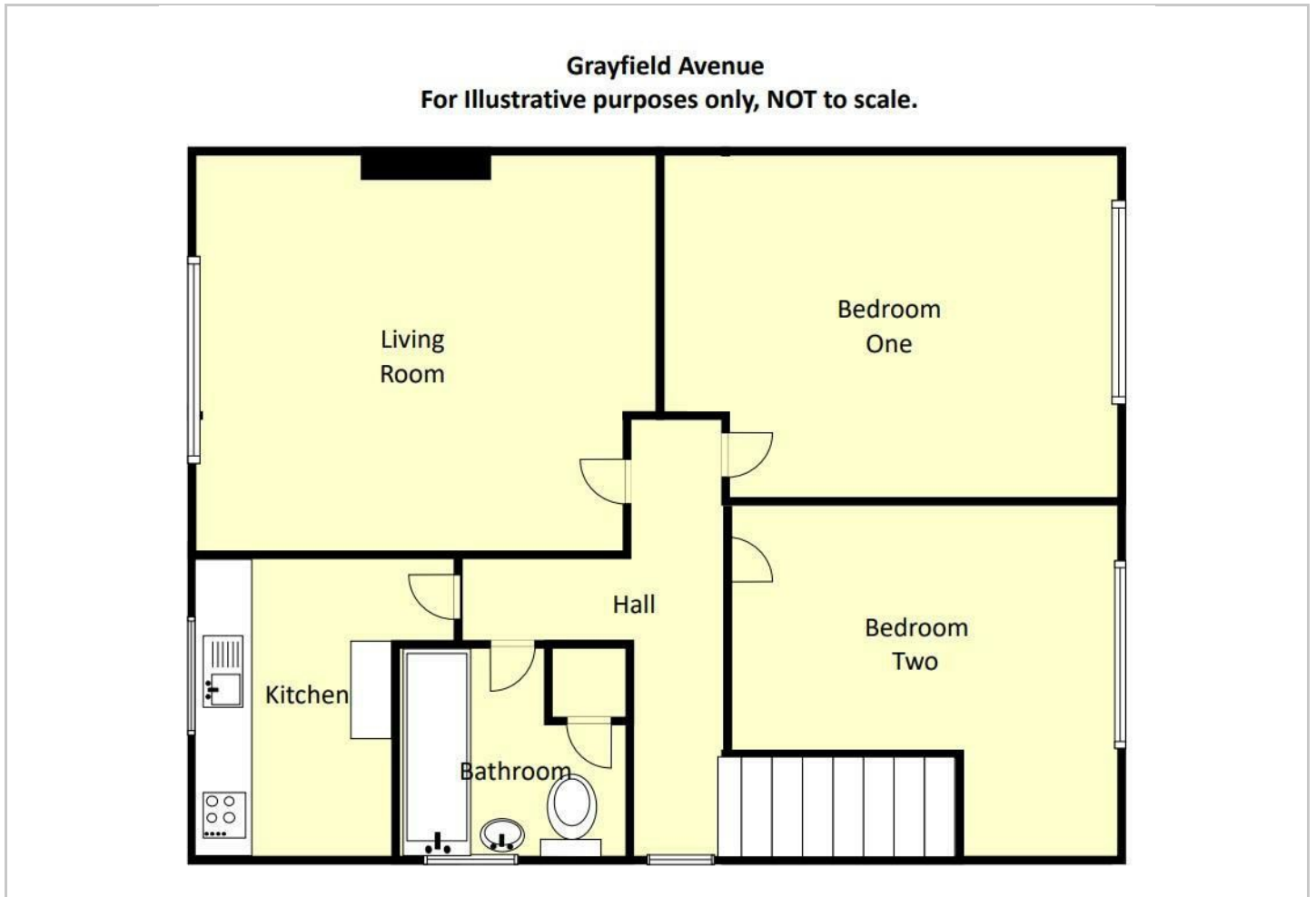
1.1 By law, the Agent must tell you if it or any

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.





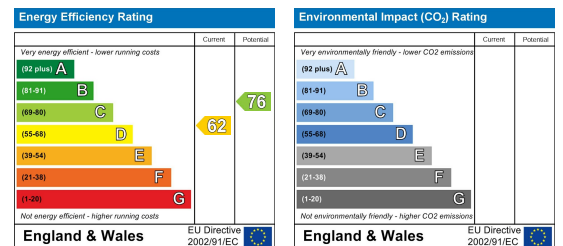
Floor Plan



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



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.

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