



41 Hawthorne Gardens

Moseley, Birmingham, B13 0BE

Offers Over £195,000



Lovely two bedroom, ground floor apartment in the quiet location in Moseley at Hawthorne Gardens. Located over-looking Moseley golf course to the rear of this private development the apartment itself is beautifully presented and in brief the accommodation offered consists of; secure gated access, communal parking, spacious entrance landing, entrance hallway, open-plan living room and dining kitchen and access to a full width balcony giving fantastic views, bedroom one with en-suite and balcony access, second bedroom with balcony access and an apartment bathroom. Being offered with no upward chain and having the benefit of double glazing and central heating. Energy Efficiency Rating C. To arrange your viewing of this stunning apartment please call our Moseley office.



Approach

Via a ground floor communal entrance to communal hallway leading to wooden front entry door opening into:

Apartment Hallway

With a double glazed window overlooking the side aspect, central heating radiator, two ceiling light points and door opening into storage cupboard proving useful storage space and further door opening:

Open Plan Kitchen/Living Area

12'7" x 23'7" (3.86 x 7.19)

With three ceiling light points, double glazed window to the kitchen area overlooking the front aspect, dual aspect double glazed window to the side aspect with an accompanying double glazed patio door overlooking and leading out to the rear communal gardens and patio area and two central heating radiators.

Kitchen with lino to flooring, wall and base units with wood effect work surfaces incorporating stainless steel one and a half bowl sink unit and drainer with mixer tap over, tiling to splash back areas, incorporated fridge/freezer, Bosch cooker, hob and extractor, dishwasher and washing machine and cupboard housing the Potterton boiler.

Bedroom One

12'9" x 9'10" (3.89 x 3.02)

With central heating radiator, ceiling light point double glazed window with accompanying double glazed patio doors to the rear balcony overlooking the communal gardens, doors opening into two storage wardrobes and door opening into:

En-Suite Shower Room

6'0" x 5'4" (1.85 x 1.65)

With low flush WC, sink on pedestal with mixer tap over, shower with shower attachment above, tiling to splash back areas, ceiling mounted extractor fan, ceiling light point and central heating radiator.

Bedroom Two

12'9" x 8'5" (3.89 x 2.57)

With double glazed window with accompanying double glazed patio doors to the balcony area, ceiling light point, central heating radiator and door opening into wardrobe providing useful storage.

Bathroom

6'11" x 6'3" (2.13 x 1.91)

With white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panelled bath with mixer tap over and shower attachment above, central heating radiator, double glazed opaque window overlooking the front aspect, ceiling light point, tiling to splash backs, ceiling mounted extractor and door opening into airing cupboard providing useful storage space and water tank.

Balcony Area

Full width balcony overlooking the communal gardens.

Communal Grounds

Wrapping around the development and being laid mainly to mature lawns with mature trees, plants and shrubs.

Tenure

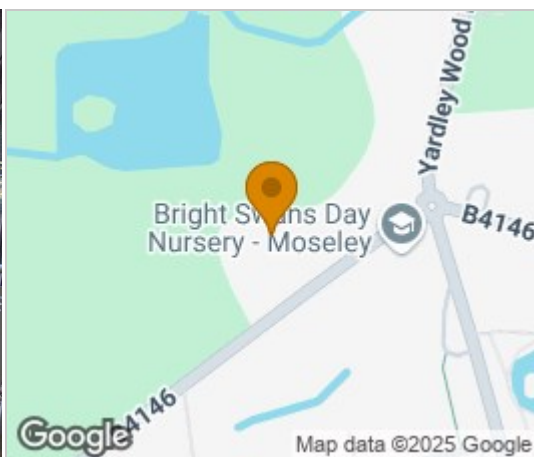
We have been informed by our vendors the property is Leasehold and that the lease term remaining is

approximately 107 years, the ground rent is approximately £350.00 per annum and the service charges are approximately £240.00 per calendar month (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Hawthorne Gardens, Moseley, Birmingham, B13 0BE is band C and the annual Council Tax amount is approximately £1,607.34 subject to confirmation from your legal representative.





Floor Plan

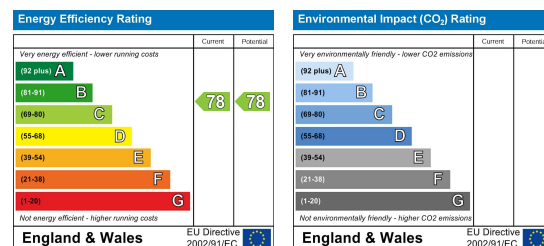
Hawthorne Gardens
For illustrative purposes only, NOT to scale.



Viewing

Please contact our Rice Chamberlains 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.

1. 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.