



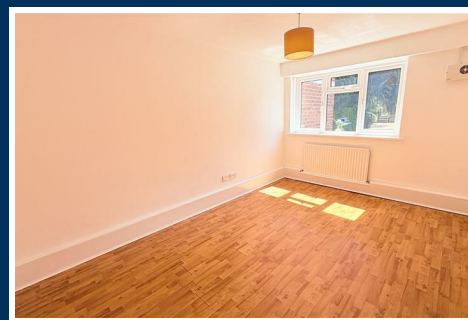
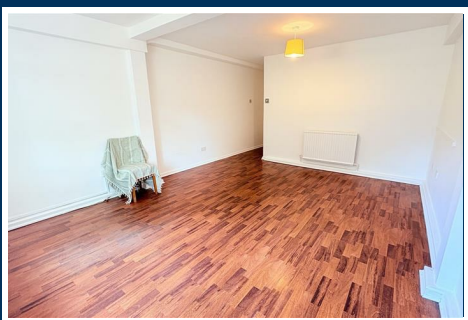
B1 Wakefield Court Hayfield Road

, Birmingham, B13 9LQ

Guide Price £134,950



We are delighted to offer to the market this ground floor, one bedroom apartment located in this well maintained development off Hayfield Road in Moseley. Offering excellent access to all nearby amenities provided in Moseley, including cafes, coffee shops, bars, restaurants and shopping facilities and good access to the nearby transport links into the city centre as well as the upcoming train station that is due to open. This recently redecorated good sized apartment is offered with double glazing throughout and oil fired central heating boiler and the further accommodation briefly comprises; well tended communal grounds, entrance hallway, good size living/dining room, fitted kitchen with dining space, a sleek bathroom and good sized bedroom. The property also benefits from a re-wire and no upward chain. Energy Efficiency Rating is TBD. Don't miss out on this lovely flat, call our Moseley office today!



Approach

This ground floor property is approached via a parking area, and a well maintained communal space leading to a secure front entry door opening into:

Communal Hallway

With a front entry door opening into:

Apartment Hallway

With two ceiling light points, oil heated radiator, laminate wood effect flooring, door opening into storage cupboard with shelving and providing useful storage and doors opening into:

Kitchen

9'7" x 8'9" (2.94 x 2.67)

With ceiling light point, double glazed UPVC windows to the side aspect, tiled flooring, wall and base units with work surfaces incorporating a four ring burner hob with extractor over and brand new built-in Zanussi oven, one and a half bowl stainless steel sink with built in waste disposal, brick effect splash backs, an oil fired central heating boiler fitted November 2021 and plumbing for washing machine and dish washer

Living Room

15'11" x 12'10" (4.86 x 3.93)

With continued wood effect flooring, two ceiling light point, two oil heating radiators, UPVC double glazed windows to the front aspect, two ceiling light points and hive control.

Bedroom

9'9" x 14'1" (2.98 x 4.31)

With continued wood effect laminate flooring, oil heating radiator, ceiling light point and double glazed window to the front aspect.

Bathroom

6'6" x 7'8" (1.99 x 2.36)

With ceiling light point, opaque double glazed window to the front aspect, wood effect tiling to flooring, wash hand basin with drawer storage below and hot and cold mixer tap, tiling to splash backs, wall mounted oil radiator, Triton shower fitted over bath, low flush WC, panel bath with hot and cold mixer tap and tiling to splash backs.

Communal Grounds

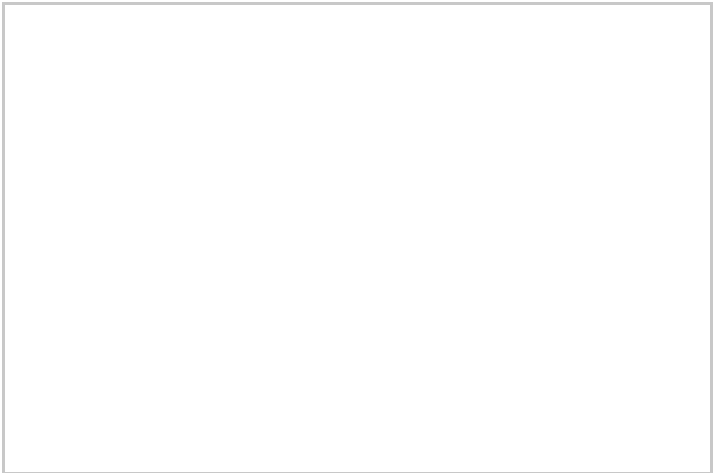
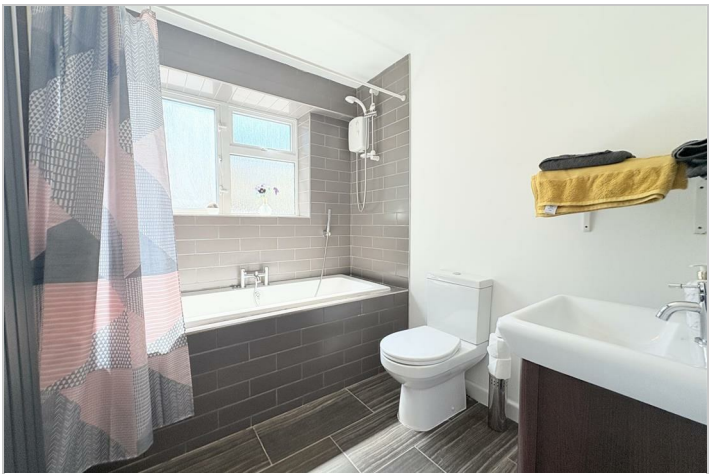
With well tended gardens with mature lawn, sculptured flower beds wrapping around the development.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease is term is approximately 129 years, ground rent and service charges are combined, charges for Jan '24 to Dec '24 were £1289.24 and a reserve fund charge of £2,780 to cover future communal works.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Wakefield Court, Wake Green Road. Moseley, Birmingham B13 9PY is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.





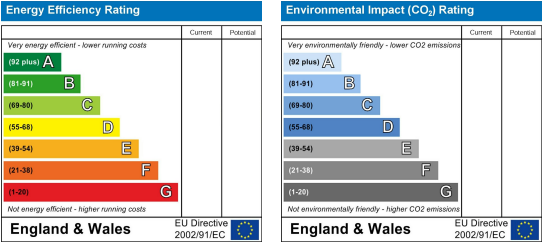
Floor Plan



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.