



## Flat 10, Mayfield Court Mayfield Road

, Moseley, B13 9HS

**Offers Over £170,000**





**\*WELL-PRESENTED TWO BEDROOM FIRST FLOOR FLAT IN QUIET LOCATION IN MOSELEY WITH NO UPWARD CHAIN!!\*** We are delighted to offer this brilliant two bedroom first floor flat situated in this quiet residential location within Moseley, within close proximity of Moseley Village with all of its 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, central heating and impressive communal gardens. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

With a front entry door opening into:

### Hallway

With laminate wood effect flooring, ceiling light point, useful storage cupboards and doors opening into:

### Living Room

12'7" x 13'2" (3.84 x 4.03)

With laminate wood effect flooring, ceiling light point, coving to ceiling, double glazed window overlooking the communal gardens and central heating radiator.

### Kitchen

8'7" x 8'9" (2.63 x 2.69)

With tiled flooring, wall and base units with work surfaces over, space for fridge freezer, washing machine and cooker with hob and extractor over, tiling to splash backs and double glazed windows to the front aspect.

### Bedroom One

12'7" x 13'8" (including wardrobe) (3.84m x 4.17m (including wardrobe))

With ceiling light point, central heating radiator, built-in wardrobes and double glazed window to the rear aspect.

### Bedroom Two

11'10" x 7'3" (3.63 x 2.23)

With ceiling light point, central heating radiator and double glazed window to the front aspect.

### Bathroom

8'6" x 4'9" (2.61 x 1.45)

With tiled flooring, tiling to walls, bath with hot and

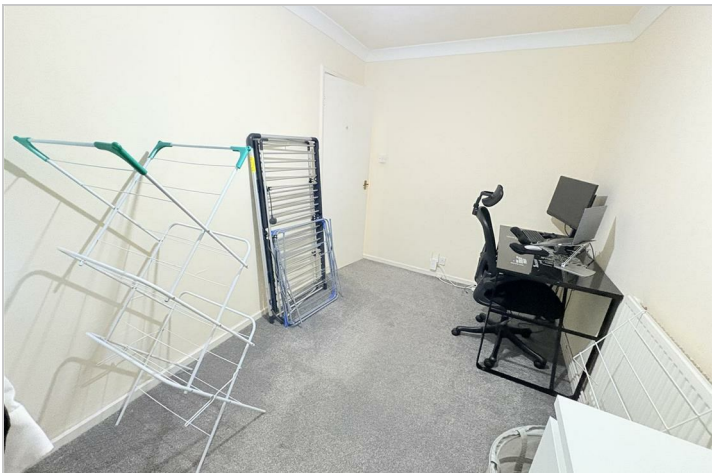
cold mixer tap, low flush WC, free standing sink with hot and cold taps, ceiling light point, central heating radiator and double glazed opaque window to the front aspect.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 132 years, the ground rent is a peppercorn amount (£0) and the service charges are approximately £1870.40 per annum (subject to confirmation from your legal representative).

### Council Tax Band

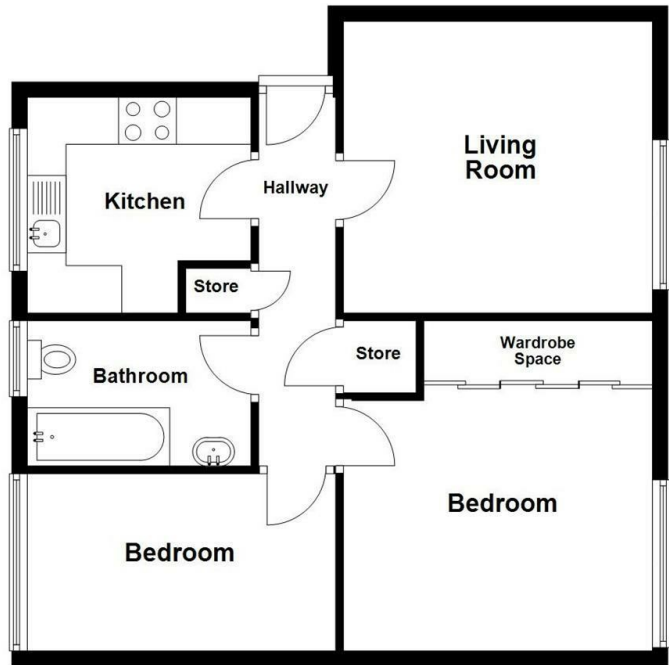
According to the Direct Gov website the Council Tax Band for 10 Mayfield Court, Moseley, Birmingham B13 9HS is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.





## Floor Plan

### First Floor

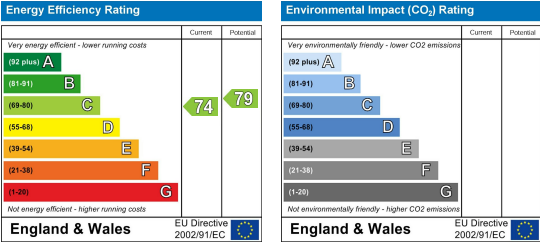


NOT to Scale  
for Illustrative Purposes Only.

## 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.