



Moseley Court, Yardley Wood Road.

Guide Price £129,500

Hawkins & Patterson
ESTATE AGENTS

-  Solihull 0121 705 1515
Henley-in-Arden 01564 795 757
-  sales@hawkinspatterson.com
www.hawkinspatterson.com
-  110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

Moseley Court, Yardley Wood Road.

Situated within walking distance to Moseley, A vibrant Village with a good selection of bars, cafe's, restaurants and shopping facilities including Marks & Spencers food hall. Good transport links into the City Centre of Birmingham and benefit of the upcoming Moseley Train Station.

Moseley is arguably one of Birmingham's coolest neighbourhoods thanks to its independent food scene and edgy music festivals. There are six Michelin-starred restaurants in Birmingham, the most outside London, and one of them is in Moseley. Carters of Moseley became a Michelin-starred restaurant back in 2015 thanks to its seasonal British grub. There are other tasty delights in Moseley too, including Damascena Moseley, Sorrento Lounge and Ponte di Legno. Outside of the bubbling food scene, there are plenty of other attractions in and around the area, including Cannon Hill Park and Nature Reserve, Moseley Park and Moseley Bog, the latter of which is said to have inspired The Lord of The Rings author JRR Tolkien. A revamped attraction is set to reopen in Moseley next year following a £15.5million renovation project. Moseley Road Baths first opened back in 1907, but it closed in October 2023 to make way for the redevelopment. The Edwardian pool, now Grade II listed, is the only baths in the country to have hosted continuous swimming events since before 1914. The renovation project will include a new cafe, gym and wellbeing hub, as well as updates to the roof, boilers and entry ways. Two music festivals take place in Moseley throughout the year. The Mostly Jazz, Funk & Soul festival takes place every July in Moseley Park, with this year's headliners including Kool & the Gang and Moseley Folk & Arts festival a little later in the Summer.





The property is set back from the road behind a deep lawned communal garden with matured trees and evergreens. A paved path leads to the communal entrance door with intercom security system, leading through to;

COMMUNAL ENTRANCE LOBBY

Stair off to the upper floors. No 7 is situated on the ground floor to the left hand side with an entrance door leading to;

ENTRANCE HALL

Trip switch consumer unit, airing cupboard and separate storage cupboard, doors off to;

LOUNGE/ DINING ROOM

Enjoying a dual aspect with windows to front and rear, night storage heater, display fireplace surround.

KITCHEN

Window overlooking the gardens to rear, fitted base and wall units, worktops, sink drainer, tiled splashback, electric cooker point and walk-in pantry cupboard.

BEDROOM

A spacious double bedroom, window overlooking the gardens to the front and storage heater.

BATHROOM

Frosted window to rear, tiled splashbacks, bath and pedestal wash basin.



SEPARATE WC

Frosted window to rear and toilet.

OUTSIDE

To the rear of the property there is a large residents car park and generous communal gardens.

The property is Leasehold 139 years remaining.

Service charge paid half yearly £741.98. Total year £1482.95.

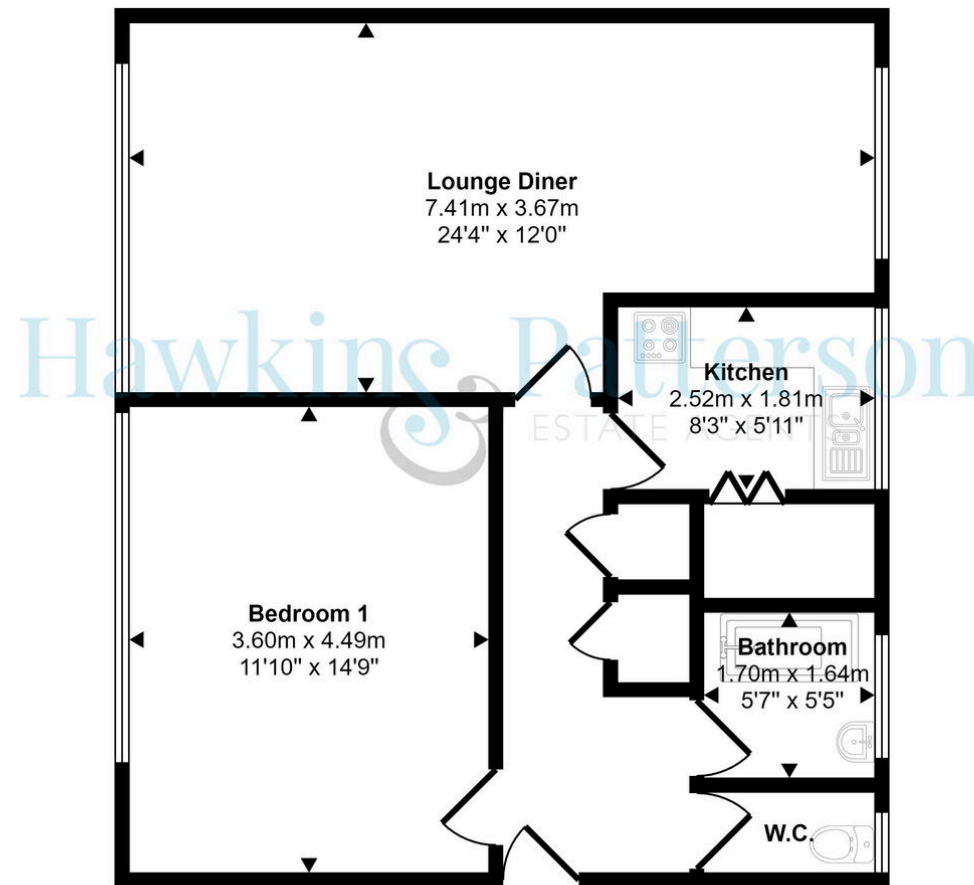
Ground rent £7.50 per half year.

Council Tax Band A

EPC Band E



Approx Gross Internal Area
62 sq m / 669 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.