



## Flat 5 Mayfield Court Mayfield Road

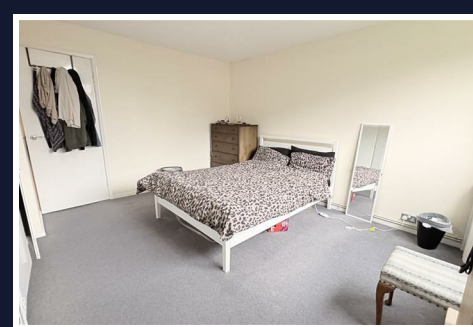
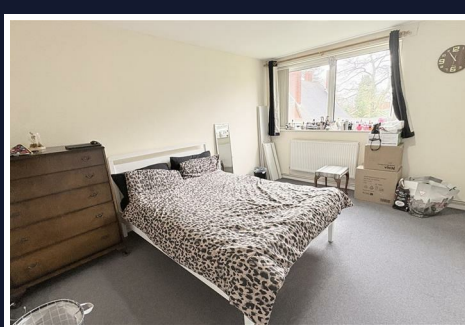
Moseley, Birmingham, B13 9HS

**Offers Over £160,000**





**\*\* NICELY PRESENTED SECOND FLOOR FLAT, TWO BEDROOMS AND IN A LOVELY LEAFY MOSELEY LOCATION WITH NO CHAIN!! \*\*** We are delighted to present to the market this nicely presented two bedroom second floor flat located in this beautiful spot off Mayfield Road in Moseley. Offering excellent access into Moseley Village with all of its well renowned and popular amenities including, shops, bars, restaurants, coffee shops and also Moseley's Private Park which is located just off the back of the High Street. Furthermore the transport links close by offer great access to the City Centre, Edgbaston Cricket Ground, Cannon Hill Park, Birmingham University and QE Hospital. The location also boasts the new Moseley Train Station that is due to open soon as well as other useful transport links via bus routes into the city centre. Comprising briefly of; lovely leafy grounds, entrance hallway, spacious living room, fitted kitchen, two bedrooms, and a fitted bathroom. Energy Efficiency Rating D. To arrange your viewing of this lovely apartment please call our Moseley branch.



### Approach

This two bedroom purpose built second floor flat which is approached via a private driveway leading to communal parking area with single garage in a separate block, door opening into communal area with stairs leading to second floor landing with door opening into:

### Hallway

With ceiling light point, two doors opening into storage cupboard and further doors opening into:

### Kitchen

8'7" x 8'7" (2.62 x 2.64)

With cream wall and base units with marble effect work surface over, incorporated cooker, hob and extractor, one and a half bowl sink unit and drainer with mixer tap over, space facility for washing machine, space facility for fridge freezer, tiling to flooring, tiling to splash backs, double glazed window overlooking the front aspect, wall mounted Gloworm combination boiler and ceiling light point.

### Living Room

13'1" x 12'5" (4.01 x 3.81)

With central heating radiator, double glazed window overlooking the rear aspect, ceiling light point and wall mounted light points.

### Bedroom One

13'8" x 10'7" (13'7" x 10'6") (4.17 x 3.23 (4.16 x 3.22))

With built- in storage cupboards, ceiling light point, wall light point, central heating radiator and double glazed window overlooking the rear aspect.

### Bedroom Two

11'10" x 7'4" (3.63 x 2.24)

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

### Bathroom

8'7" x 4'9" (2.62 x 1.47)

With tiling to flooring, central heating radiator, low flush WC, panelled bath with shower attachment above and two taps over, sink on pedestal with two taps over, tiling to splash backs, opaque double glazed window to front aspect and ceiling light point.

### Communal Gardens

Offering well manicured and maintained gardens with a selection of lawned areas with decorative flowerbeds housing a selection of mature trees, plants and shrubs.

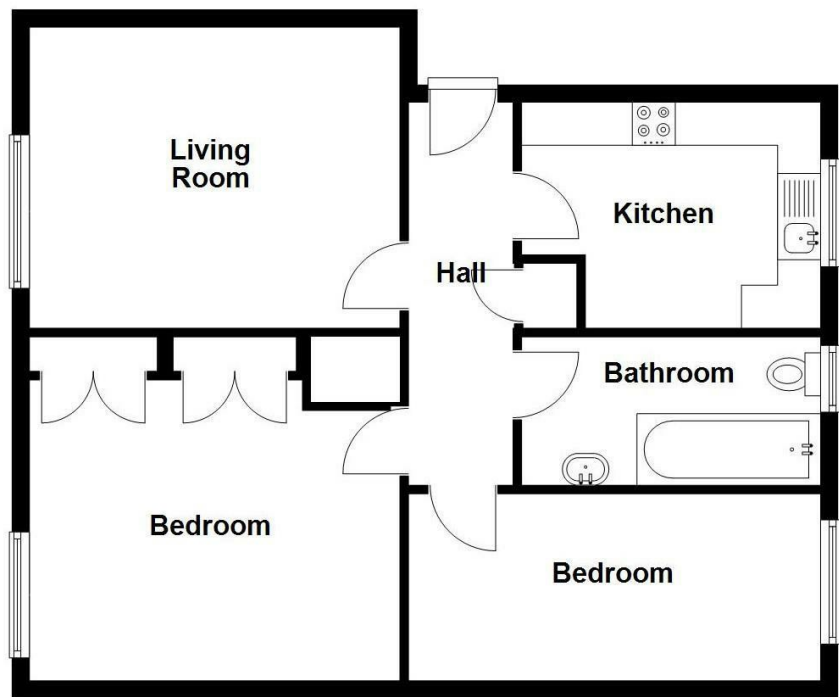
### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 140 years and the service charges are approximately £1,870.00 per annum and there is no ground rent payable . (subject to confirmation from your legal representative).





## Floor Plan



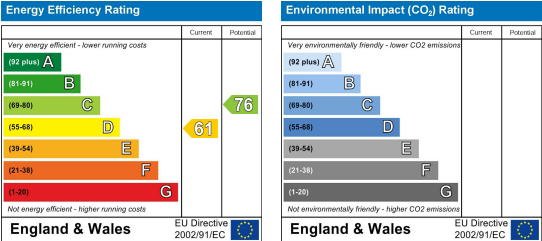
NOT to Scale  
for Illustrative Purposes Only.

Plan produced using PlanUp.

## 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



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

### 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.

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