



£825 Per Month

B1 Wakefield Court Hayfield Road, Moseley, Birmingham, West Midlands, B13 9LQ

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ONE BEDROOM FLAT**AVAILABLE NOW 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 and white goods included, a sleek bathroom and good sized bedroom. Don't miss out on this lovely flat, call our Lettings team 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.

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.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

