



Flat 3, 61 Mayfield Road

Moseley, Birmingham, B13 9HT

Offers Over £135,000



FIRST FLOOR ONE BEDROOM FLAT IN CONVERTED BUILD WITH NO CHAIN!

Rice Chamberlains are pleased to present this delightful re-renovated one bedroom flat in a premium Moseley location! The location boasts being a stone throws away from Moseley Village with local amenities like grocers, shops, cafes, laundromats and local green spaces as well as good transport routes into the city, along with the new Train station due to open soon!

The property comprises of; communal entry, flat door entry, hallway, spacious living room, renovated kitchen, sleek bathroom and bedroom. The energy efficiency rating is C. To truly appreciate this converted flat, call our Moseley office today on; 0121 442 4040!



Approach

This well proportioned one bedroomed first floor apartment is approached via communal front driveway providing off road parking for multiple vehicles leading to hardwood secure front entry door opening communal hallway with staircase leading to first floor with hardwood door opening into...

Hallway

With ceiling light point, central heating radiator, built in storage and interior doors opening into...

Living Room

13'1" x 11'8" (4.01 x 3.58)

Having a central heating radiator, double glazed window giving views to the rear aspects and contemporary ceiling light point and open walkway leading into:

Kitchen

11'7" x 8'5" (12'3" x 8'6") (3.54 x 2.59 (3.75 x 2.6))

Offers a selection of matching beech fronted wall and base units complete with chrome furnishings, roll edge work surfaces, breakfast bar area, central heating radiator, stainless steel sink and drainer with hot and cold tap, double glazed window giving views to the rear aspects, slate style flooring, in-built electric oven with four ring ceramic hob and stainless steel chimney style extractor fan, space for under counter fridge and freezer, space for washing machine, complimentary tiling to splash back areas, wall mounted central heating boiler unit and recessed spotlights to ceiling.

Bathroom

5'6" x 6'7" (1.70 x 2.03)

Offering a three-piece white bathroom suite with

panelled bath with Triton electric shower attachment over, wash hand basin on pedestal and low flush WC. The bathroom further offers double glazed window to rear, tiling to splash back areas, ceiling light point and central heating radiator.

Bedroom

16'1" x 11'7" (4.91 x 3.54)

Having double glazed windows giving views to the rear aspect overlooking the communal gardens, ceiling light point and a central heating radiator.

Communal Gardens

Accessed via a secure side opening gate and offering mostly mature lawn and a varied 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 171 years, the ground rent is approximately £30 per annum and the service charges are approximately £1,616.76 per annum (subject to confirmation from your legal representative).

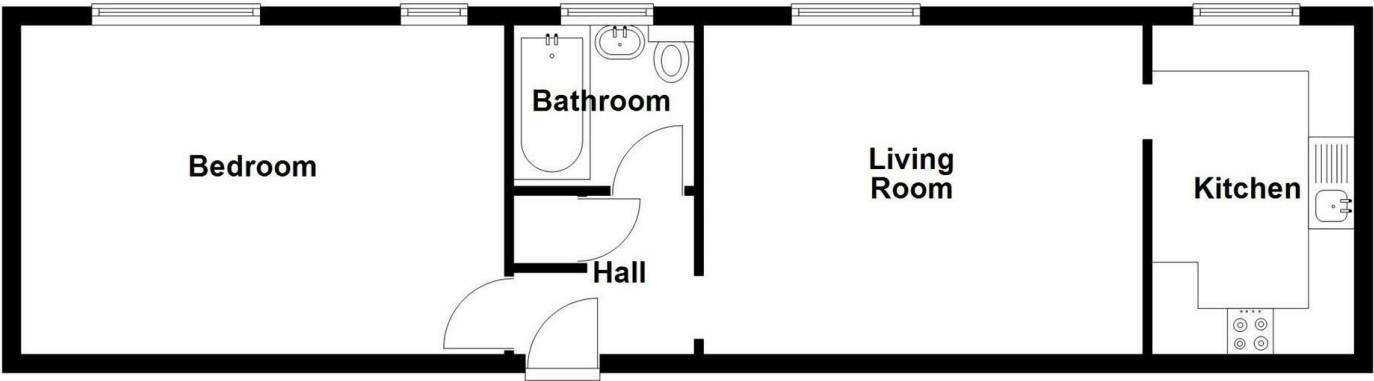
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 3, 61 Mayfield Road, Moseley, Birmingham, B13 9HT is band A and the Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.





Floor Plan



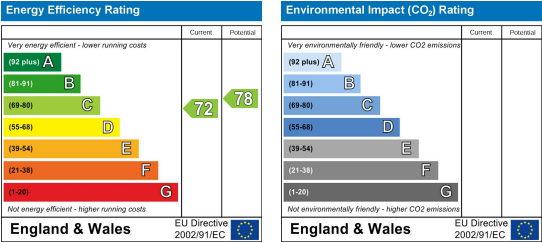
NOT to Scale
for Illustrative Purposes Only.

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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