



Falstaff House Charlecott Close, Moseley Birmingham B13 0DE

A newly refurbished ground floor two bed roomed apartment located in a quiet-cul-de-sac in Moseley. The property is within easy reach to local shops, schools and amenities.

It has good transport links to Mosely, Kings Heath High Street, Birmingham City Centre and the national motorway network via the M42 motorway.

The property offers two double bedrooms, spacious hallway with plenty of storage space, newly fitted kitchen, lounge, bathroom, balcony and communal garden. Further benefiting from UPVC double glazing, gas central heating and on road parking available.



£650 Per Month



JOHN EARLE

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Set back from the road behind a laid to lawn foregarden.

The front door gives access to the communal hallway, with a staircase rising to the first floor. Apartment 1 is located on the ground floor, with the front door opening into:

Entrance Hall

6'10" max x 13'5" max (2.1m max x 4.1m max)

With radiator, airing cupboard with storage space and shelving. Cloaks cupboard with further storage and hanging space. Security telephone intercom and BT open reach telephone point.

Newly Fitted Kitchen

10'9" x 7'6" (3.3m x 2.3m)

A range of wall and base units with laminate roll top work surfaces over with matching splash backs. Fridge freezer. "Hotpoint" electric oven. "Beko" automatic washing machine, inset stainless steel sink unit with chrome mixer tap over. UPVC double glazed door with matching window gives access to the communal garden.

Lounge

16'0" x 11'1" (4.9m x 3.4m)

Double radiator. UPVC double glazed window to the front, feature fire place with inset electric convector fire and UPVC double glazed door giving access to:

Bedroom One

10'9" x 11'9" min (3.3m x 3.6m min)

With radiator. UPVC double glazed window overlooking the rear garden. Cupboard housing the "Worcester" combination boiler.

Bathroom Two

11'9" x 7'10" min (3.6m x 2.4m min)

With radiator and dual aspect UPVC double glazed windows.

Bathroom

Comprising a panel bath with an electric shower over, low level W.C, pedestal wash hand basin, tiling to splash backs, UPVC double glazed window and radiator.

Balcony

8'2" x 3'11" (2.5m x 1.2m)

With covered roof and ornate balustrade.

Communal Garden

Wrapping around the development and being laid mainly to mature lawned areas with a selection of mature trees, plants and shrubs and panelled fencing to borders.

Additional Information

Services: Water, electricity and drainage are connected to the property.

Council Tax: Birmingham City Council - Band B (www.birmingham.gov.uk)

Viewing: Strictly by prior appointment through John Earle on 01564 794343.

A dilapidations deposit is applicable - equivalent to 5 weeks rent

John Earle is a Trading Style of John Earle & Son LLP
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