



Flat 18, Warwick Court Wake Green Road

Moseley, Birmingham, B13 9HF

Offers In The Region Of £140,000



Lovely two bedroom, first floor apartment which is conveniently located on the Wake Green Road in Moseley, providing good access to nearby Moseley Village with all the associated amenities including cafes, coffee shops, bars, restaurants, shopping facilities and local transport links into the City Centre and upcoming Moseley Train Station. The property benefits from double glazing, electric heating and the further accommodation consists of; communal parking and gardens, entrance hallway, living room, kitchen, two bedrooms and a bathroom. Energy Efficiency Rating C. The property also benefits from no upward chain. To arrange your viewing to fully appreciate the Flat on offer please contact our Moseley office.



Approach

This two bedroom, first floor flat is approached via communal gardens with pathway leading to a communal front entry door opening into communal hallway with stairs rising to the top floor accommodation and wooden front entry door opening into:

Hallway

With ceiling light point, wall mounted intercom system, door opening into cupboard housing the water tank and further doors opening into:

Kitchen

9'4" x 6'5" (2.87 x 1.97)

With tiled flooring, wooden wall and base units with marble effect work surfaces incorporating Belfast sink and drainer with mixer tap over, space for washing machine, cooker, hob with extractor over, built-in fridge and freezer, tiling to splash backs, double glazed window to the front aspect and ceiling light point.

Living Room

11'5" x 18'8" (3.49 x 5.71)

With double glazed window to the front aspect, wall mounted electric storage heater and ceiling light point.

Bedroom One

14'9" x 11'8" (4.51 x 3.56)

With double glazed window to the rear aspect, wall mounted storage heater and ceiling light point.

Bedroom Two

10'4" x 11'7" (3.17 x 3.55)

With double glazed window to the rear aspect and ceiling light point.

Bathroom

8'7" x 5'7" (2.62 x 1.71)

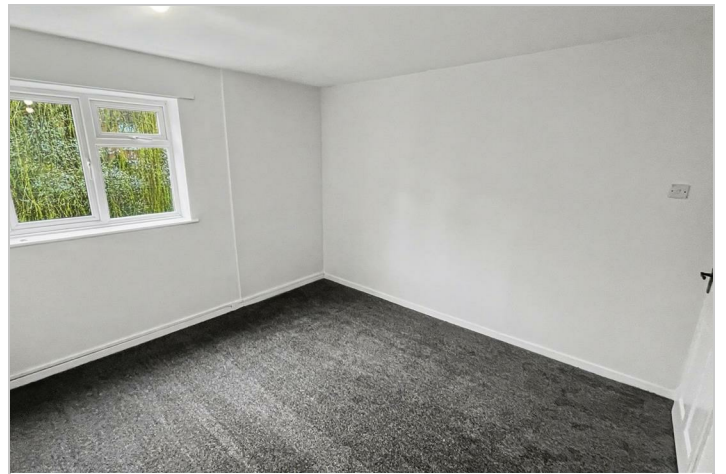
With lino to flooring, three piece bathroom suite comprising low flush WC, panel bath with two taps over and 'Triton' shower over, sink on pedestal with mixer tap over, low flush WC, central heating radiator, central heating towel rail, tiling to walls, ceiling light point and wall mounted extractor.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 129 years, the ground rent is a peppercorn amount, the service charges are approximately £1,560.00 per annum plus £520.00 per quarter into the reserve fund (subject to confirmation from your legal representative).

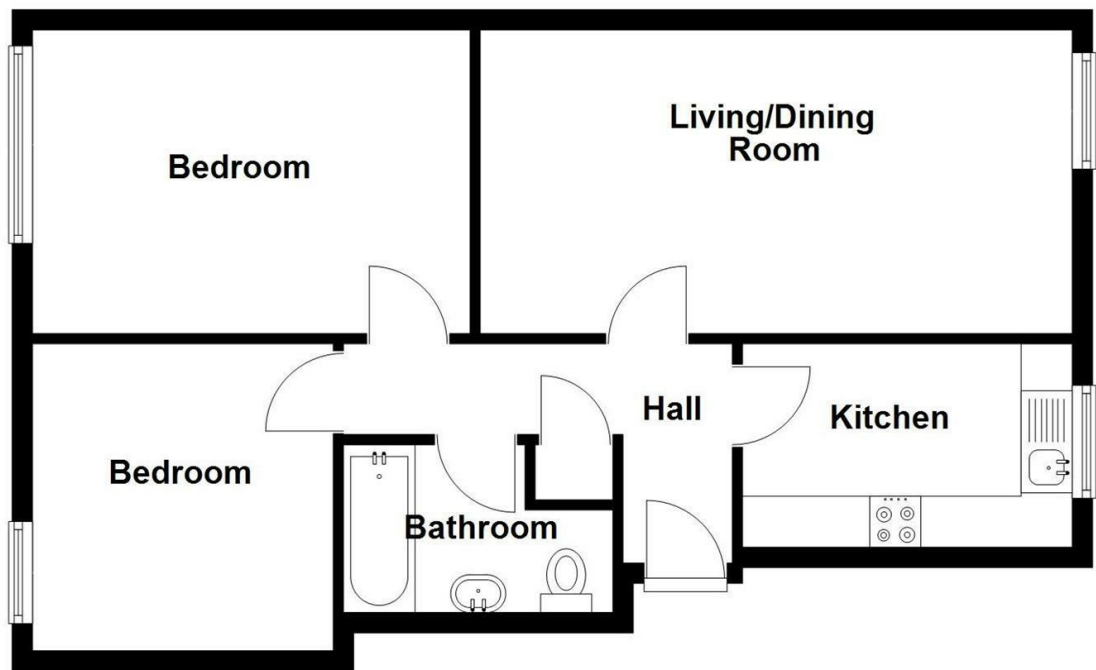
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 18, Warwick Court, Wake Green Road, Moseley, Birmingham, B13 9HF is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





Floor Plan



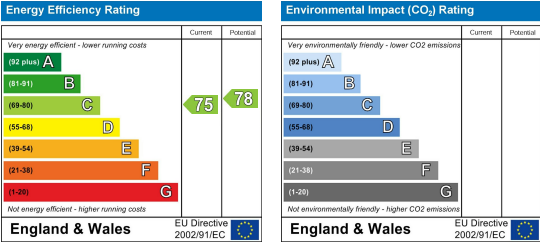
NOT to Scale
for Illustrative Purposes Only.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk