



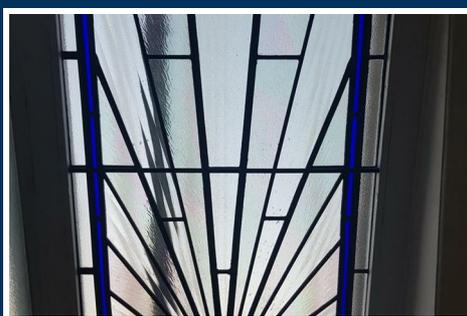
## 6a Ingoldsby Court 68 Wake Green Road

Moseley, Birmingham, B13 9PT

Offers Over £170,000



**\*\* BEAUTIFULLY STYLED,- ONE BEDROOM WITH FURTHER BEDROOM/ OFFICE IN STUNNING MOSELEY CONVERSION!! \*\*** We are delighted to offer to the market this beautifully styled and much improved two bedroom duplex apartment with second bedroom off the first, which is located on the third floor of this impressive converted property off Wake Green Road in Moseley. The building itself has previously undergone an art-deco inspired refurbishment and also retains some of its original Victorian charm. The interior of the flat has been modernised by the current owner with the accommodation offered comprising; communal hall, entrance hallway, loft style living / dining room, contemporary integrated kitchen, modern bathroom and to the first floor there is a good size master bedroom with a further second double bedroom accessed from the master bedroom. Being offered with central heating and with stunning communal grounds your appointments to view should be made via our Moseley branch or please feel free to visit our website for further information.



### Approach

This third floor duplex apartment is approached via a communal fore garden providing off road parking leading to original communal front entry door opening into communal hallway with stairs to the third floor accommodation with hardwood front entry door opening into:

### Entrance Hallway

With stairs rising to the first floor accommodation, ceiling light point, central heating radiator, storage cupboard and door opening into:

### Living / Dining Room

17'11" x 10'07" (5.46 x 3.23)

With a double glazed window to the front aspects, recessed spotlights to ceiling, central heating radiator, wooden flooring, inbuilt double storage cupboard, door with opaque window above opening into bathroom and further door opening into:

### Kitchen

11'8" (restricted head-height) x 7'1" (restricted head-height) x 2.16m (restricted head-height)

With a re-fitted modern selection of black gloss fronted base units, roll edge work surfaces, integrated one and a half stainless steel sink and drainer unit, space facility for washing machine, inbuilt oven with four ring burner electric hob and inbuilt extractor, central heating radiator, space facility for fridge and under counter freezer, double glazed Velux roof window and tiling to splash back areas.

### Bathroom

7'07" x 6'00" (7'7" x 6'0") (2.31 x 1.83)

With tiling to splash back areas, frosted single glazed window to the rear aspects, further triangular frosted window to the rear aspects, inbuilt storage, central

heating radiator and a three piece bathroom suite comprising of panelled bath with electric shower attachment over, wash hand basin on pedestal and push button low flush WC.

### Access to Duplex Level

Via stairs rising from the entrance hallway up to:

### Duplex Level Landing

With two dual aspect frosted glazed roof windows, light point and storage area off.

### Storage Area

9'3" (restricted head-height) x 4'5" (2.82m (restricted head-height) x 1.37m)

Housing the central heating system, plentiful storage space and the potential for further development for home office / extension of bedroom two subject to relevant consents.

### Bedroom One

9'04" x 14'04" (9'4" x 14'4") (2.84 x 4.37)

With double glazed glazed dormer style windows to the side aspects, ceiling light point and central heating radiator.

### Bedroom Two

9'04" x 12'03" (9'4" x 12'3") (2.84 x 3.73)

Directly off bedroom one, currently used a study / dressing room with a double glazed dormer style window to the side aspects, central heating radiator and ceiling light point.

### Communal Grounds

The stunning communal gardens should be walked to be fully appreciated and offer mature lawned areas with a selection of sculptured flowerbeds to borders housing a selection of mature trees, plants and hedgerows and a further 'private' garden to the rear. Communal use of a large Victorian greenhouse, shed and outside WC.

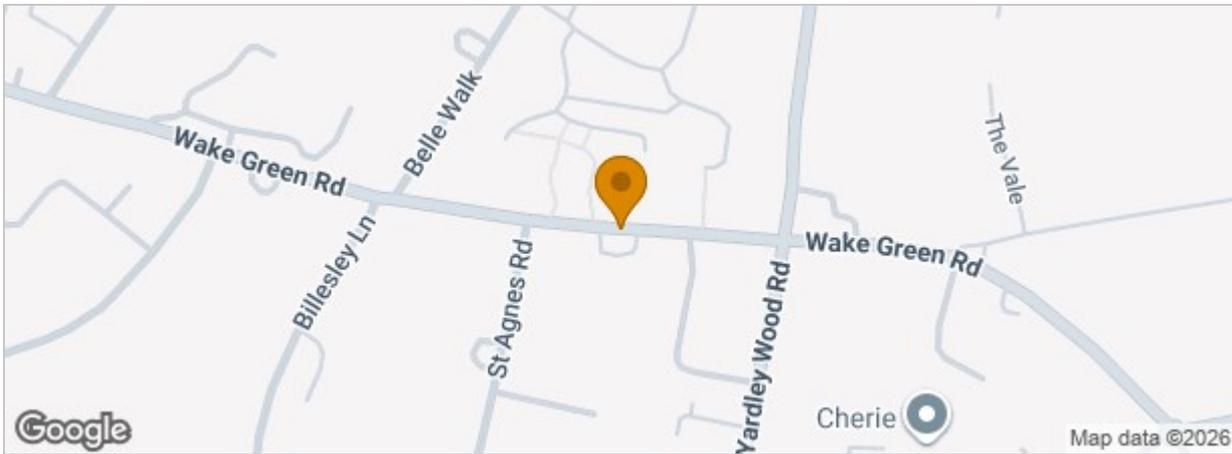
### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 161 years, there is no ground rent and the service charges are approximately £211 per calendar month with a reserve fund of £100 (subject to confirmation from your legal representative).

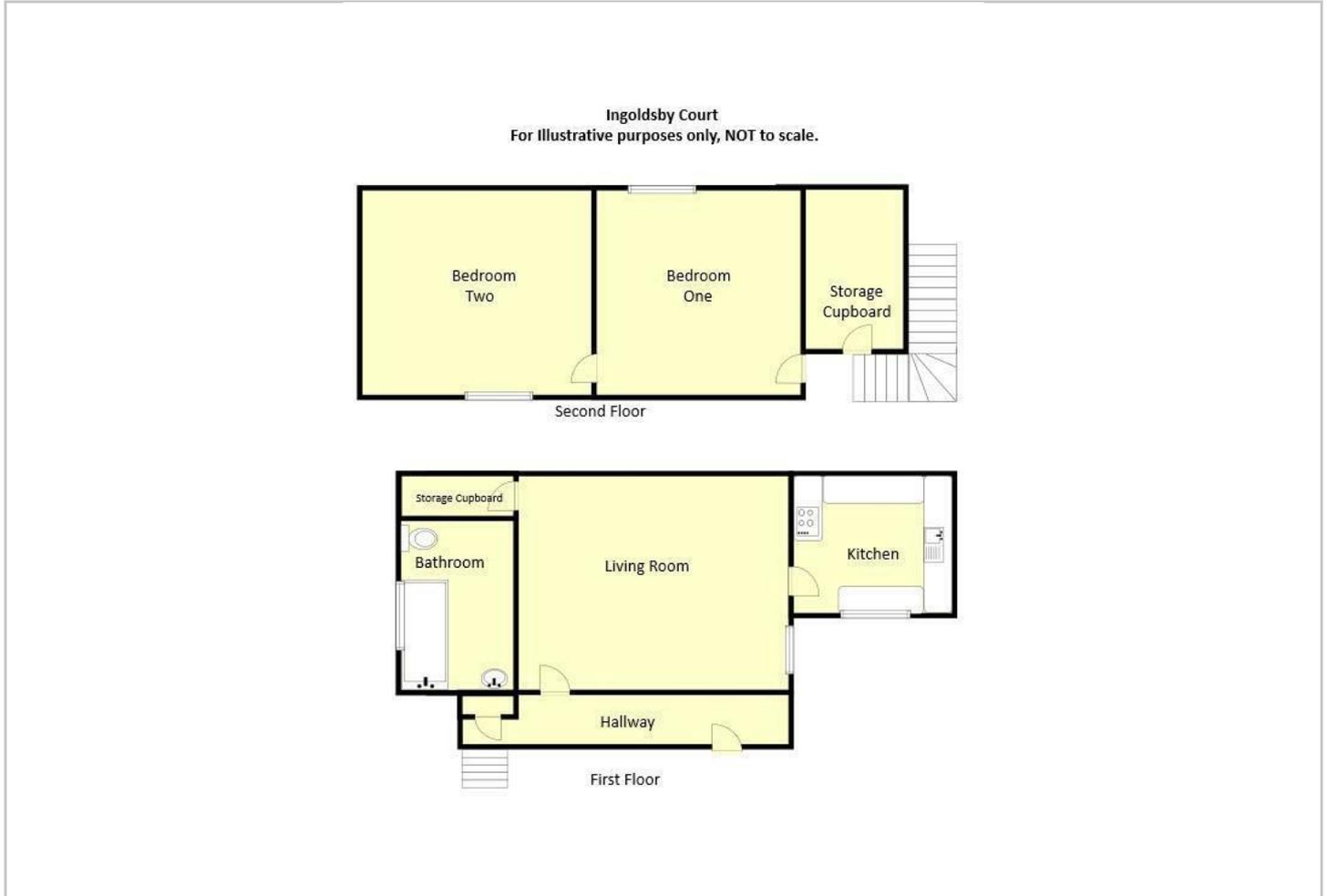
### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 6a, Ingoldsby Court, Wake Green Road, Moseley, Birmingham, B13 9PT is band A and the annual Council Tax amount is approximately £1,389.17, subject to confirmation from your legal representative.





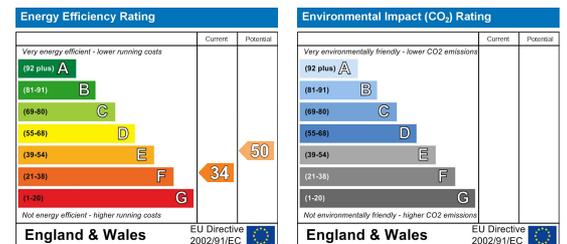
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.