



## Flat 5 Priory House, Manor Park Close

Moseley, Birmingham, B13 9SL

Offers Over £210,000



### SPLENDID FIRST FLOOR FLAT IN POPULAR MOSELEY DEVELOPMENT WITH NO CHAIN!

We are pleased to present this lovely two bedroom first floor flat in Manor Park Close, Wake Green Road, Moseley! Access via Cotton Lane with parking. The property is a short journey to Moseley Village with all of its amenities such as, cafes, shops, barbers, restaurants, community hubs and green spaces. It also benefits from transport routes into the city, along with the new train station due to open soon!

The property itself comprises of secure entrance, and communal hallway leading to the first floor. Our entry door leads us to the hallway, providing access to, the dual aspect living room with kitchen, two good sized bedrooms, with one benefiting an en-suite as well as a separate fitted bathroom and useful storage cupboards. The development comprises of: secure front door and allocated parking and set amongst landscaped, well-maintained communal gardens which the flat overlooks. Energy efficiency rating is B. To truly appreciate this sleek flat, call our Moseley office today!



#### Approach

With a front entry door opening into:

#### Hallway

With ceiling light point, central heating radiator, laminate parquet effect flooring, two storage cupboards and doors opening into:

#### Living Room

14'1" x 18'9" (4.31 x 5.72)

With two ceiling light points, decorative fireplace with wooden mantle piece and marble effect surround, double glazed timber framed windows to the rear and side aspects, central heating radiator and door opening into:

#### Kitchen

7'4" x 13'6" (2.25 x 4.14)

With tiling to floor, ceiling light point, ceiling spotlights, wall mounted Worcester combi boiler, double glazed timber framed window to the side aspect, wall and base units with work surfaces over, integrated fridge, freezer and washing machine, integrated Zanussi oven and grill with four ring burner hob with extractor over, tiling to splash backs and central heating radiator.

#### Bedroom One

8'11" x 15'10" x 7'1" (2.72 x 4.83 x 2.18)

With central heating radiator, two built-in storage cupboards, ceiling light point, double glazed timber framed window with accompanying double glazed French doors to the rear aspect overlooking the communal grounds and door opening into:

#### En-Suite

4'9" x 7'1" (1.47 x 2.17)

With walk-in shower cubicle with mains powered shower over, ceiling spotlights, ceiling light point, low flush WC, wash hand basin on pedestal with two taps over, central heating radiator, tiled flooring and tiling to walls.

#### Bedroom Two

11'4" x 10'11" x 8'11" (3.46 x 3.33 x 2.72)

With central heating radiator, ceiling light point, built-in cupboard and double glazed timber framed window to the rear aspect.

#### Bathroom

6'4" x 7'6" (1.95 x 2.30)

With ceiling light points, tiling to floor and half wall height, low flush WC, panel bath with mixer tap and shower attachment over, wash hand basin on pedestal with two taps over and central heating radiator.

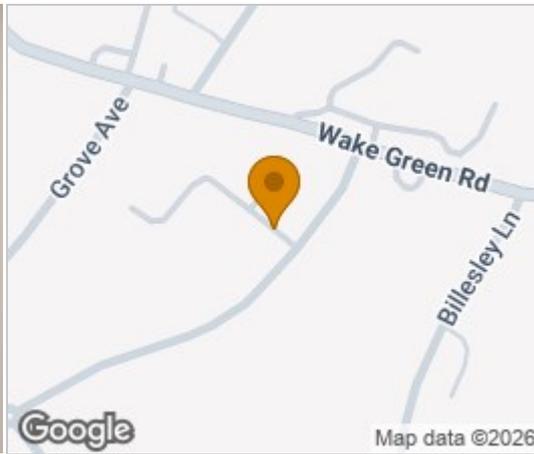
#### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 5 Priory House, Wake Green Road, Moseley, Birmingham, B13 9SL is band D and the annual Council Tax amount is approximately £2,237.00 subject to confirmation from your legal representative.

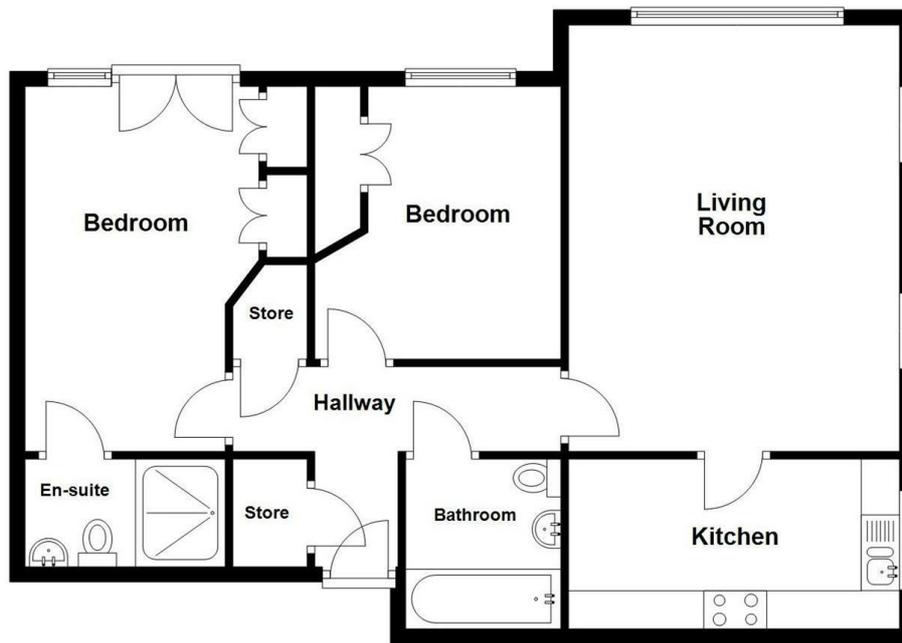
#### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 190 years, there is no ground rent and the service charges are approximately £3,522.00 (subject to confirmation from your legal representative).





## Floor Plan

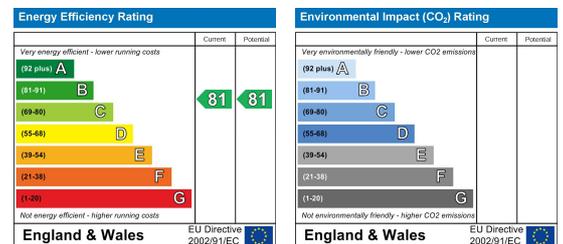


NOT to Scale  
for Illustrative Purposes Only.

## 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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