



Flat 19 Warwick Court Wake Green Road

Moseley, Birmingham, B13 9HF

Offers Over £125,000



We are delighted to offer to the market this good size one bedroom, first floor apartment which is conveniently located on the Wake Green Road in Moseley with no chain! 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 the Moseley Train Station. The property benefits from double glazing, electric heating and the further accommodation consists of; communal parking and gardens, entrance hallway, spacious living room, kitchen, one bedroom and a bathroom. Energy Efficiency Rating D. The property also benefits from no upward chain. To arrange your viewing to fully appreciate the Flat on offer please contact our Moseley office.



Hallway

With solid wood flooring, three ceiling light points, wall mounted intercom system, door opening into useful storage housing the water tank and further doors opening into

Living Room

14'9" x 22'4" x 11'7" (4.51 x 6.81 x 3.54)

With solid wood flooring, dual aspect double glazed windows to the rear aspect, two wall mounted electric radiators, dado rail and two ceiling light points with decorative ceiling rose.

Kitchen

9'4" x 6'4" (2.86 x 1.94)

With solid wood flooring, ceiling light point, double glazed window to the front aspect, wall and base units with work surfaces over incorporating one and a half bowl sink and drainer with mixer tap, built-in cooker and hob with extractor over, space facility for fridge freezer and washing machine and tiling to splash backs.

Bedroom

11'4" x 18'9" (3.46 x 5.73)

With ceiling light point, double glazed window to the front aspect and electric radiator.

Bathroom

8'7" x 5'7" x 4'6" (2.63 x 1.71 x 1.38)

With stone marble flooring and wall, ceiling light point, extractor fan, low flush push button WC, wash hand basin on pedestal with mixer tap and bath with mixer tap and shower attachment over.

Tenure

We have been informed by our vendors the property

is Leasehold and that the lease term remaining is approximately 163 years, the ground rent is approximately £100 per annum and the service charges are approximately £1,562 per annum (subject to confirmation from your legal representative).

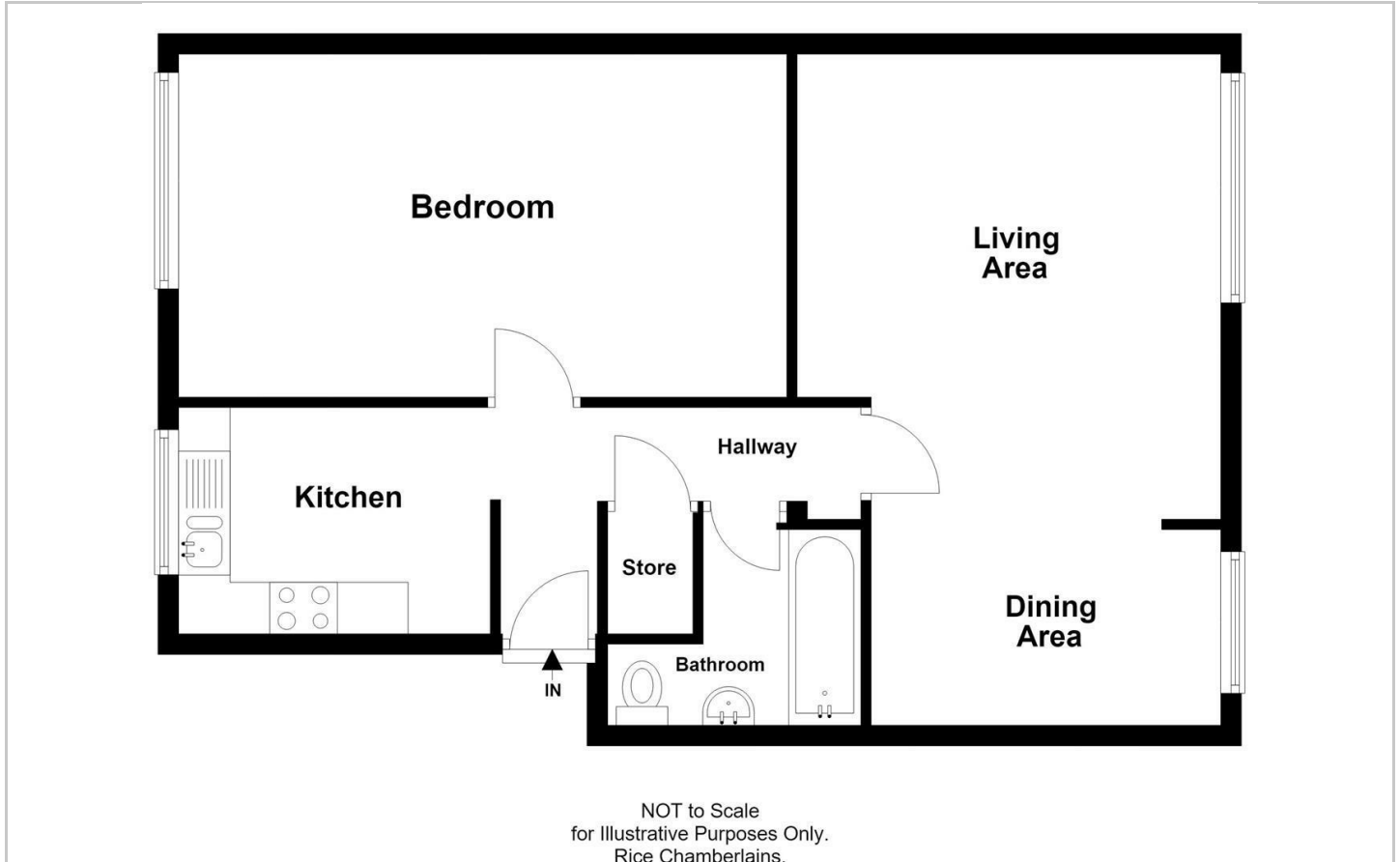
Council Tax Band

According to the Direct Gov website the Council Tax Band for Warwick Court Wake Green Road, Moseley, Birmingham, B13 9HF is band B and the annual Council Tax amount is approximately £1,830.25 subject to confirmation from your legal representative.





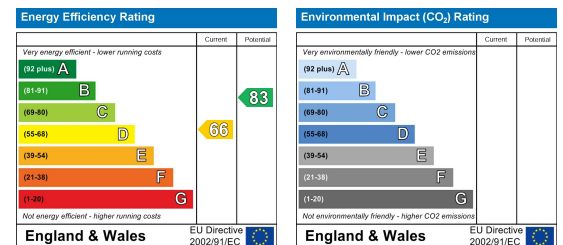
Floor Plan



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



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