



Apartment 14 Darwin House Wake Green Road

Moseley, Birmingham, B13 9HW

Offers Over £140,000



LOVELY ONE BEDROOM APARTMENT WITH NO CHAIN We are pleased to offer this impressive top floor one bedroom apartment located in this prestigious gated development off the Wake Green Road in Moseley. Offering excellent access to the popular Moseley Village located within easy reach of all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. The accommodation on offer briefly comprises; gated grounds with secure allocated underground parking space, communal entrance, entrance hallway, lift access, good size lounge with contemporary kitchen off with integrated appliances, separate WC, bedroom and a contemporary en-suite. The property further benefits from double glazing, electric heating and no upward chain. Energy Efficiency Rating TBD. To arrange your viewing please call our Moseley office to fully appreciate the accommodation on offer.



Approach

With a front entry door opening into:

Hallway

With three ceiling spotlights, storage heating, fuse box, intercom system, loft access point, door opening into storage cupboard housing the water tank and doors opening into:

Living Room

15'8" x 13'4" x 11'10" (4.79 x 4.07 x 3.61)

With two ceiling light points, two double glazed windows to the side aspect and two storage heaters.

Kitchen

11'8" x 5'10" (3.56 x 1.80)

With parquet effect lino to flooring, wall and base units with work surfaces over incorporating induction hob with extractor over, built-in oven, integrated microwave, slimline dishwasher and fridge freezer and stainless steel sink and drainer.

Bedroom

11'10" x 8'11" (3.61 x 2.73)

With ceiling light point, storage heater, built-in storage cupboard providing useful storage, double glazed window to the side aspect and door opening into:

En-Suite

6'4" x 7'4" (1.95 x 2.25)

With lino to flooring, ceiling spotlights, extractor fan, tiling to half wall height, sink on pedestal with hot and cold mixer tap, bath with hot and cold mixer tap and mains powered shower over and shower screen, shaver point and wall mounted electric radiator.

Separate WC

3'0" x 6'4" (0.92 x 1.95)

With wood effect lino to flooring, low flush WC, wash hand basin with hot and cold mixer tap, tiling to splash backs, ceiling spotlight and extractor fan.

Communal Space

With underground parking, lift access, bike storage and beautifully maintained communal grounds.

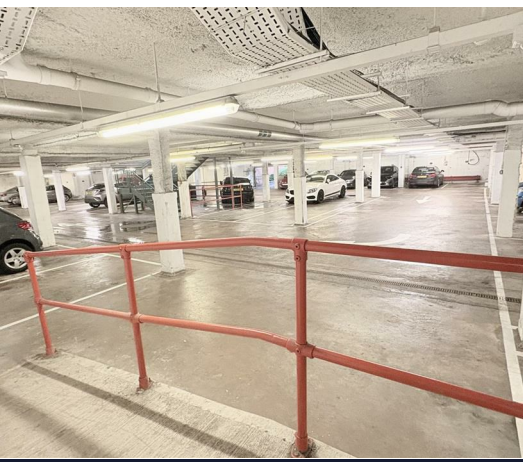
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 128 years, the ground rent is approximately £188.00 per annum and the service charges are approximately £2,599.00 per annum (subject to confirmation from your legal representative).

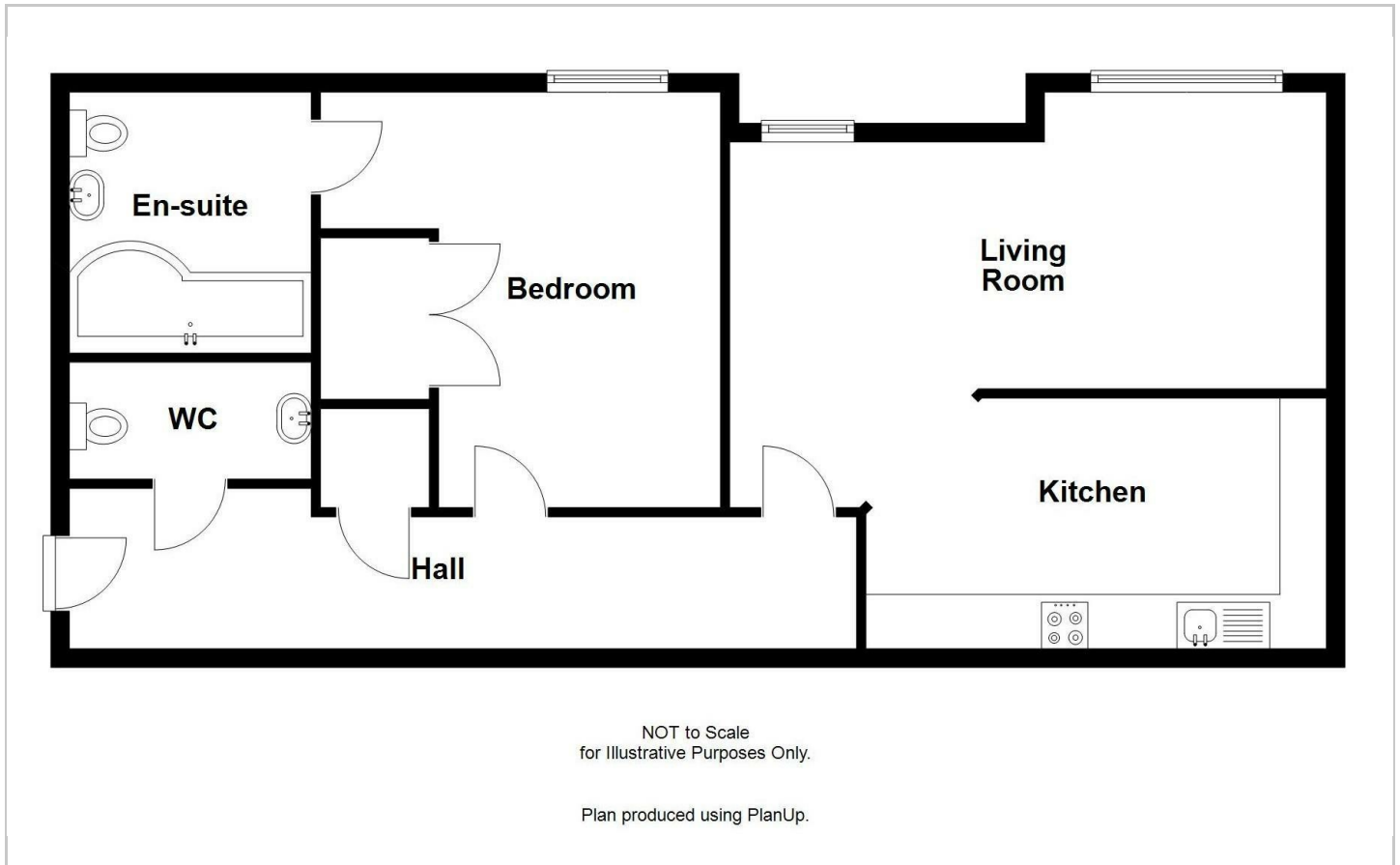
Council Tax

According to the Direct Gov website the Council Tax Band for Apartment 14 Darwin House, The Academy, Wake Green Road Moseley, Birmingham, B13 9HW is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





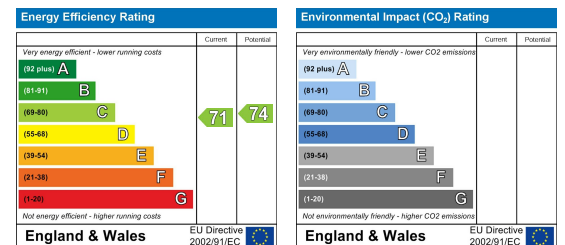
Floor Plan



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.

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