



Flat 5 Oulsnam Court Wake Green Park

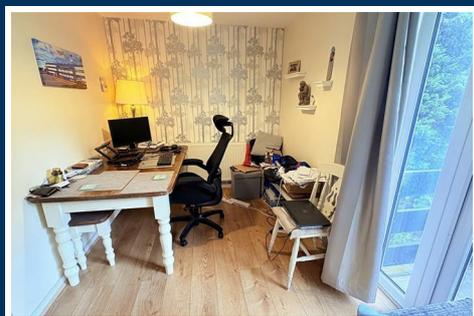
Moseley, Birmingham, B13 9XT

Offers In The Region Of £135,000



****FIRST FLOOR ONE BEDROOM FLAT IN THE POPULAR WAKE GREEN PARK DEVELOPMENT WITH EXTENDED LEASE!!**** We are delighted to offer to the market this spacious and airy first floor flat which is located on the ever popular and leafy Wake Green Park development 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; with the benefit of Moseley Train Station due to open soon!

The property benefits from central heating, balcony and a garage in a separate block and the further accommodation consists of; communal parking and well-maintained gardens, entrance hallway, spacious living/dining room with balcony access, fitted kitchen, bathroom and bedroom with built in wardrobe space. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this lovely home on offer please contact our Moseley office on; 0121 442 4040 or alternatively please visit our website for further information; www.ricechamberlains.co.uk.



Approach

Approached via communal gardens and communal areas with entrance into:

Entrance Hall

With Laminate wood effect floor covering, ceiling light point, central heating radiator, door opening into storage cupboard providing useful storage space and further doors opening into:

Living/Dining Room

18'6" x 10'5" x 11'7" (5.65m x 3.19m x 3.55m)

L-Shaped Room

With continued Laminate wooden effect flooring, two central heating radiators, two ceiling light points, door opening into storage cupboard providing useful storage space and space facility for washing machine, with further double glazed French doors leading out onto balcony area overlooking the rear aspect and leafy views.

Balcony

4'4" x 7'8" (1.33m x 2.36m)

With views of the rear aspect and south facing.

Kitchen

9'7" x 6'7" x 8'7" (2.93m x 2.03m x 2.64m)

L-Shaped Room

With tiled floor covering, brick tiled effect splash backs, white wall and base units with wooden effect work surfaces incorporating stainless steel sink unit and drainer with hot and cold mixer tap. Integrated electric cooker, grill and induction hob with extractor fan over. Space facility for washing machine, and door opening into airing cupboard which houses the 'VOKERA' combi boiler. Ceiling light point, central heating radiator and

double glazed uPVC windows overlooking the side aspect.

Bedroom

9'7" x 13'1" (2.93m x 3.99m)

With ceiling light point, double glazed uPVC window overlooking the rear aspect and built-in wardrobe providing useful clothes hanging and storage space.

Bathroom

6'7" 5'8" (2.02m 1.75m)

With tiled floor covering, tiling to splash backs, central heated towel rail, wall mounted extractor fan and ceiling light point. A three piece white bathroom suite comprising of low flush WC, free standing sink with hot and cold mixer tap over, wooden panelled bath with hot and cold Victorian style mixer tap over and high pressure shower attachment.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 999 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £1,992.00 (subject to confirmation from your legal representative).

Garage

In a separate block, not inspected internally however the garage door has been recently replaced.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 5 Oulsnam Court, Wake Green Park, Moseley, Birmingham, B13 9XT is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.



