



Flat 1 Waverley Court Wake Green Road

Moseley, Birmingham, B13 9PA

Offers Over £180,000



ONE BEDROOM PLUS STUDY/GUEST ROOM WITH NO UPWARD CHAIN! Lovely ground floor, one bedroom apartment is located in this exceptionally 'pretty' period building on Wake Green Road and offers excellent access into Moseley Village with all of its associated and well renowned amenities including; restaurants, coffee shops, pubs, shops and transport links and upcoming Moseley Train Station. This nicely presented apartment offers the following well planned accommodation; communal parking, gardens and entrance hall, hallway, spacious living room with lovely bay window, kitchen, bathroom and bedroom with a further study area/guest room. The property also benefits from central heating and communal parking. Energy Efficiency Rating D. To arrange your viewing please call our Moseley office.



Approach

This ground floor one bedroom property is approached via a communal entrance door into communal hallway leading to wooden front entry door opening into:

Apartment Hallway

With central heating radiator, stained glass window overlooking the living room, wall mounted light points, coving to ceiling, storage cupboard and doors opening into:

Living Room

15'10" x 18'11" max x 13'7" x 18'11" max (4.85 x 5.79 max x 4.16 x 5.77 max)

With single glazed sash bay window to the front aspect, further sash windows to the front and side aspects, wooden exposed floorboards, ceiling light point, central heating radiator, wall mounted intercom system, picture rail and door opening into:

Kitchen

10'9" x 10'6" (3.29 x 3.21)

With lino to flooring, central heating radiator, single glazed sash window to the side aspect, cream wall and base units with marble effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap over, tiling to splash backs, extractor, space for cooker, space for washing machine and fridge freezer, ceiling light point and wall mounted Vaillant combination boiler.

Study/Guest Room

7'1" x 10'9" (2.17 x 3.29)

With central heating radiator, ceiling light point, single glazed window overlooking the rear garden, ceiling extractor and anti condensation unit.

Bedroom

14'11" max x 8'5" min x 10'9" (4.55 max x 2.57 min x 3.29)
With dual aspect single glazed sash windows to the side rear aspects, two central heating radiator and ceiling light point.

Bathroom

7'4" x 5'6" (2.26 x 1.70)

With lino to flooring, three piece white bathroom suite comprising low flush WC, wall mounted sink with two taps over, bath with two taps over and Triton shower over, tiling to splash backs, wall mounted extractor fan, ceiling light point and central heating radiator.

Communal Gardens

Wrapping around the development with mature lawned area with a selection of mature trees, plants and shrubs and communal outside eating/barbeque area.

Tenure

We have been informed by our vendors the property is a Share of Freehold under a Leasehold title and have been advised by our vendor that the lease will be extended upon completion to 160 years. There is no ground rent and the service charges are approximately £2384.50 per annum (subject to confirmation from your legal representative).

Council Tax Band

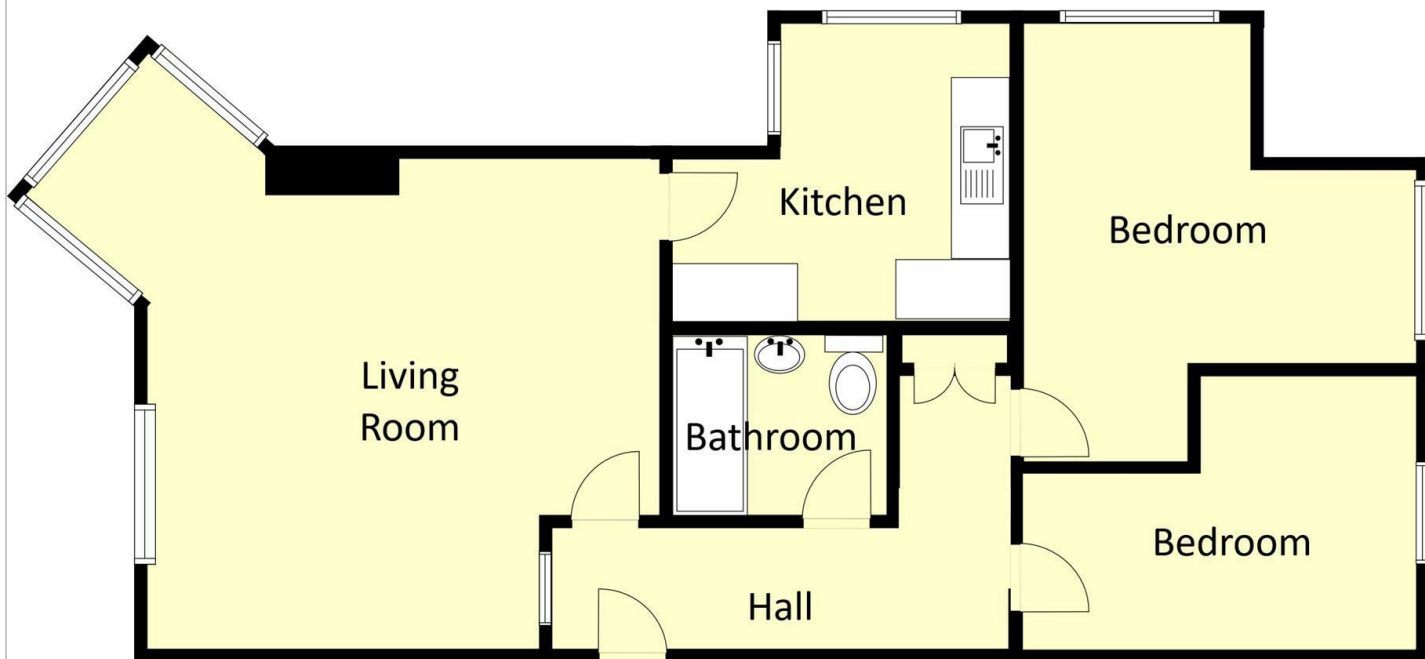
According to the Direct Gov website the Council Tax Band for Flat 1 Waverley Court, Wake Green Road Moseley, Birmingham, B13 9PA is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





Floor Plan

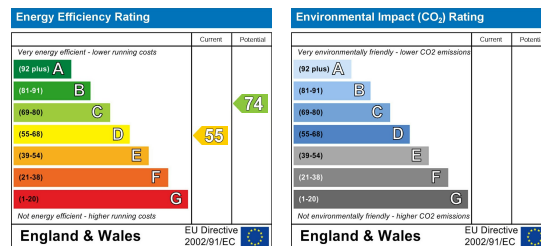
Waverley Court For illustrative purposes only, NOT to scale.



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.