



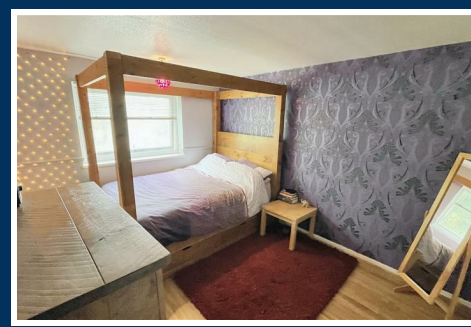
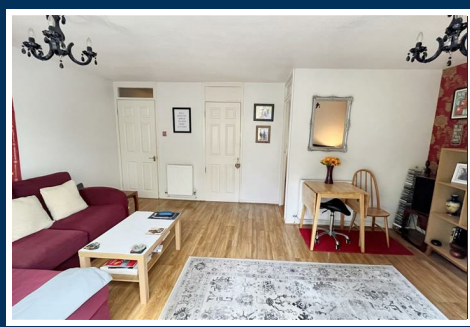
Flat 16 Bucknall Court Wake Green Park

Moseley, Birmingham, B13 9XR

Offers In The Region Of £160,000



Lovely two bedroom, second floor apartment located on the ever popular Wake Green Park development in Moseley among delightful landscaped communal gardens. Close to Moseley Village, with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre and the upcoming Moseley Train Station. In brief, this bright second floor flat consists of; hallway, spacious open plan living/dining room with patio doors giving access onto the communal garden facing balcony, kitchen, two bedrooms and bathroom. Energy Efficiency Rating D. The property further benefits from double glazing, gas central heating, leafy gardens with residents parking. To arrange your viewing of this lovely apartment please contact our Moseley office.



Approach

Approach this second floor two bedroom property via a communal front entrance door with communal parking area and leading to wooden front entry door opening into communal hallway with stairs giving rise to the second floor landing with wooden front entry door opening into:

Hallway

With wooden laminate to flooring, door opening into storage cupboard providing useful storage, ceiling light point and doors opening into:

Living Room

17'4" x 12'9" max x 9'9" min (5.29 x 3.9 max x 2.98 min)
With continued wood effect laminate to flooring, two central heating radiators, two ceiling light points, double glazed patio doors to the balcony area overlooking the communal grounds, door opening into storage cupboard providing useful storage and door opening into:

Balcony

Kitchen

10'2" x 7'6" (3.11 x 2.30)

With continued wood effect laminate to flooring, central heating radiator, wall mounted 'Ferrolti' combination boiler, double glazed window to the side aspect, ceiling light point, wall and base units with wooden effect work surfaces, stainless steel sink and drainer with mixer tap over, space facility for washing machine, fridge freezer, space for cooker hob with extractor over, tiled splash backs and door opening into pantry.

Bedroom One

12'11" x 9'11" (3.94 x 3.04)

With continued laminate wood effect flooring, double glazed window to the front aspect, ceiling light point, dado rail, central heating radiator and built-in wardrobe providing useful storage.

Bedroom Two

9'10" x 10'5" (3 x 3.20)

With wooden laminate to flooring, ceiling light point, central heating radiator and double glazed window to the front aspect.

Bathroom

6'1" x 5'10" (1.86 x 1.80)

With tiled flooring, tiled surround, three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with two taps over and shower attachment above, ceiling light point, wall mounted extractor and central heated towel rail.

Communal Grounds

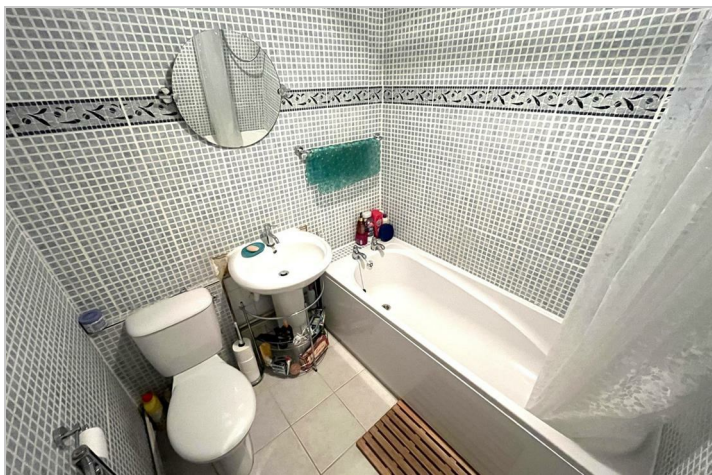
Wrapping around the development and being laid mainly to mature lawn with mature trees, plants and shrubs to borders.

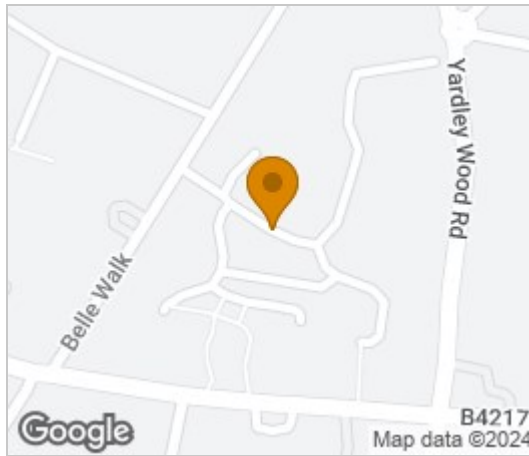
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 85 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £169.50 per calendar month (subject to confirmation from your legal representative).

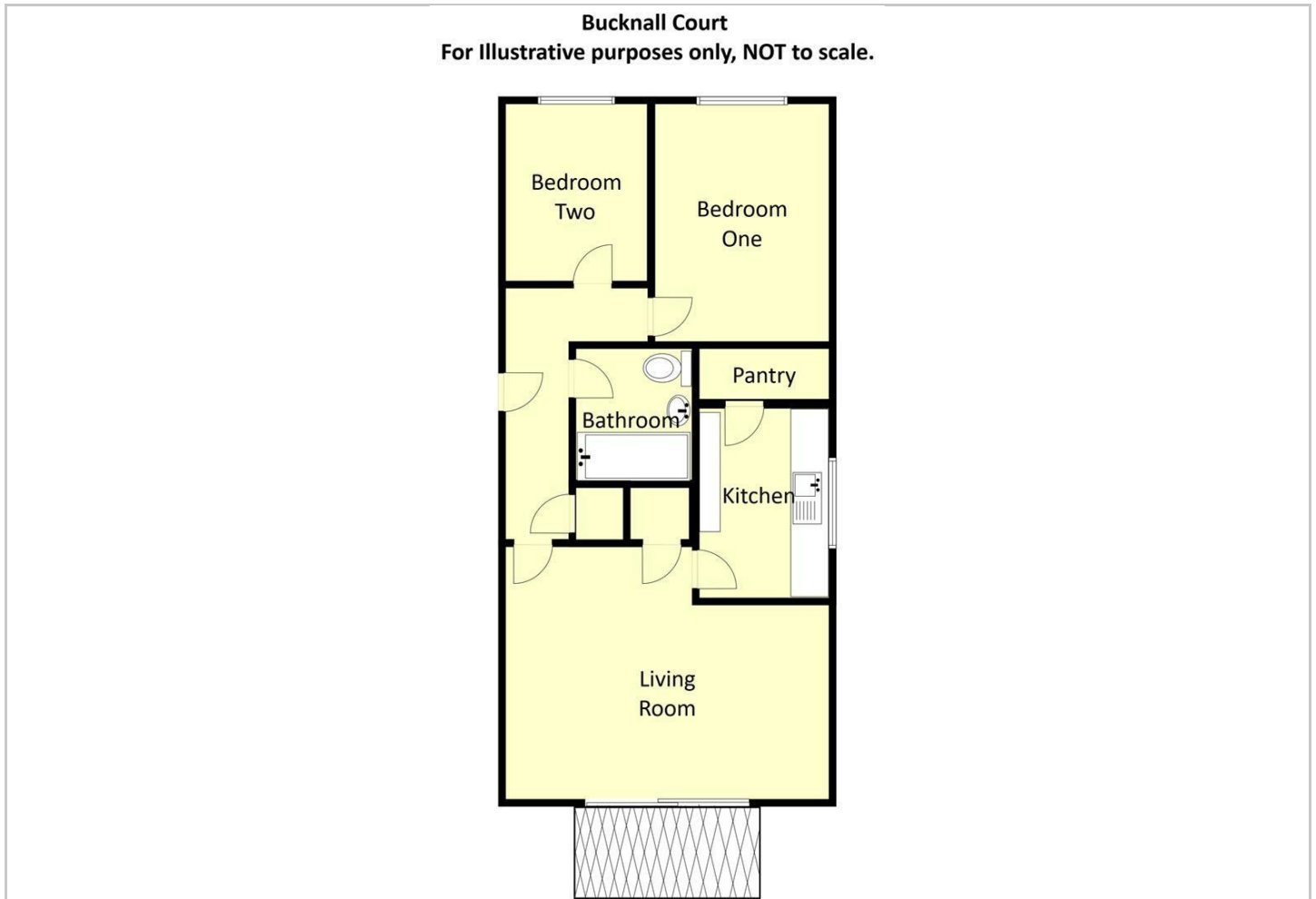
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 16 Bucknall Court, Wake Green Park Moseley, Birmingham, B13 9XR is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





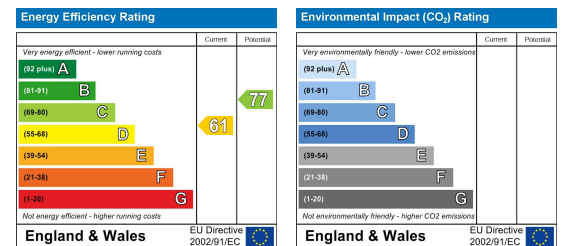
Floor Plan



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



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.