



## Apartment 15 Darwin House, 53 Wake Green Road

Moseley, Birmingham, B13 9HW

Offers Over £150,000



We are pleased to offer this impressive top floor 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 underground parking facility with a double parking bay, entrance hallway, good size lounge with contemporary kitchen off with integrated appliances, loft space, bedroom and a contemporary shower suite. The property further benefits from double glazing and electric heating and no upward chain. Energy Efficiency Rating C. To arrange your viewing please call our Moseley office to fully appreciate the accommodation on offer.



#### Approach

Via security gates leading to Darwin House with a secure front entry door opening into:

#### Communal Hallway

With lift and stairs rising to the top floor accommodation with front entry door opening into:

#### Entrance Hallway

With a wall mounted electric storage heater, loft access point with storage space, door opening into useful storage cupboard housing the water tank, ceiling spotlight points and door opening into:

#### Open Plan Living and Kitchen

23'1" max x 10'7" max (7.06 max x 3.23 max)

With a double glazed window to the side aspect, a double glazed window to the rear aspect, two ceiling light points and two wall mounted light points in the living area, two wall mounted electric storage heaters and access into kitchen area. With a selection of matching wall and base units, space facility for fridge freezer, integrated oven with four ring burner electric hob and extractor over, integrated dishwasher, integrated washing machine, stainless steel sink and drainer unit with mixer tap over,

stainless steel splash back area to the oven and lino to flooring.

#### Bedroom

10'5" x 10'5" (3.19 x 3.20)

With double glazed window to the side aspect, ceiling light point, wall mounted electric storage heater and in-built wardrobe area.

#### Shower Room

7'4" max x 5'4" (2.26 max x 1.63)

With ceiling spotlight points, ceiling mounted extractor fan, low flush push button WC, wash hand basin on pedestal with mixer tap over, walk-in shower cubicle with mains power shower, tiling to splash back areas and heated towel rail.

#### Communal Gardens

Wrapping around the development and to the rear is a good size, sunny communal garden. The development further offers secure bike store and seating areas.

#### Underground Parking

The secure underground parking is accessed via the rear of the development via the communal driveways.

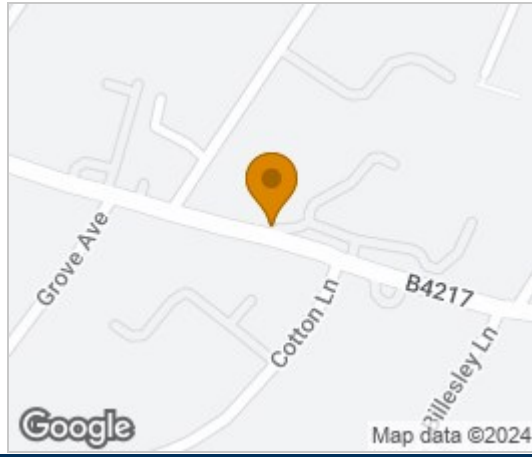
## Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 131 years, the ground rent is approximately £150.00 per annum and the service charges are approximately £2,839.18 per calendar month (subject to confirmation from your legal representative).

## Council Tax Band

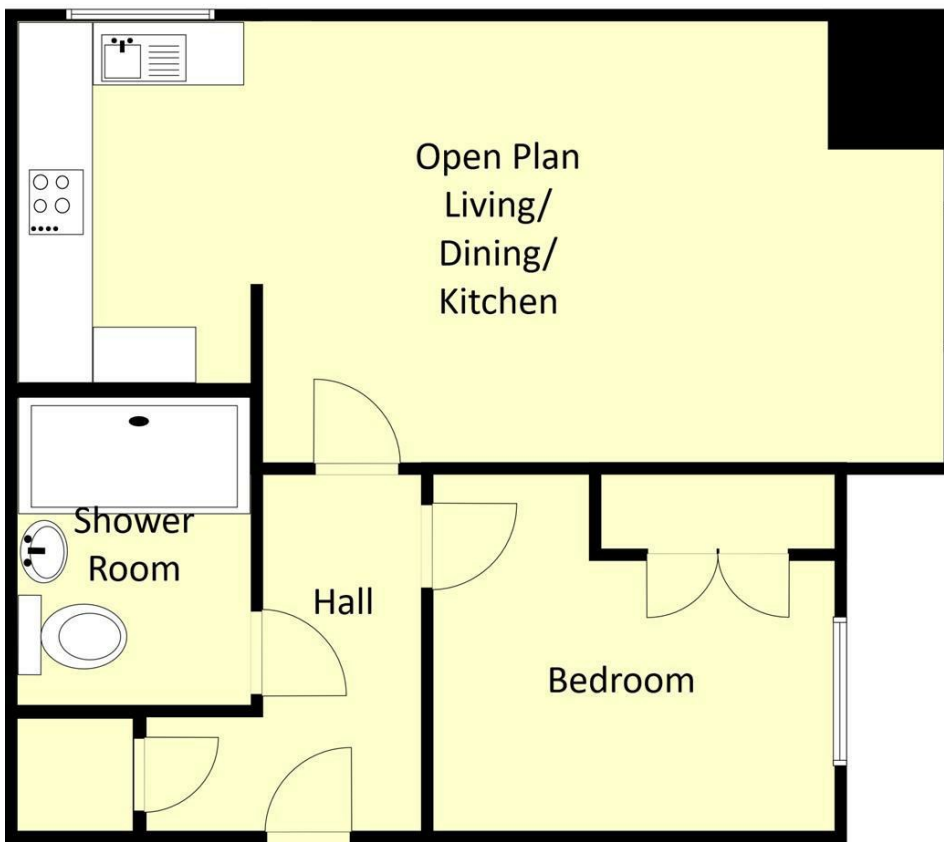
According to the Direct Gov website the Council Tax Band for Apartment 15, Darwin House, The Academy, Wake Green Road, Moseley, Birmingham, B13 9HW is band C and the annual Council Tax amount is approximately £1,852.23, subject to confirmation from your legal representative.





## Floor Plan

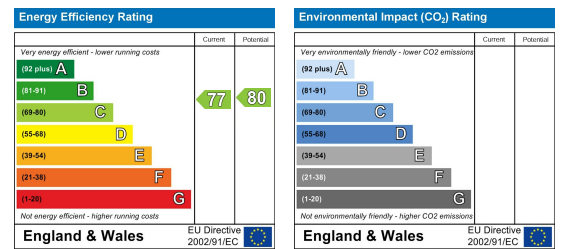
### Darwin House For illustrative purposes only, NOT to scale.



## 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.