



Flat 12 Oulsnam Court Wake Green Park

Moseley, Birmingham, B13 9XT

Offers Over £155,000



**** GROUND FLOOR TWO BEDROOM FLAT IN THE POPULAR WAKE GREEN PARK IN MOSELEY WITH AN EXTENDED LEASE!! **** We are delighted to present to the market this two bedroom, ground floor flat located on the ever popular Wake Green Park in Moseley. Providing good access to nearby Moseley Village with all of its associated amenities including cafes, bars, restaurants and shopping facilities and being close to local transport links into the City Centre. The property benefits from double glazing and central heating and the accommodation on offer briefly comprises; communal grounds, entrance hallway, living room with dining space with patio doors leading to communal gardens, kitchen, modern shower room and two bedrooms. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley branch or alternatively please visit our website for further information.



Approach

This ground-floor, two bedroom apartment is approached via a communal front entry door opening into communal hallway leading to hardwood front entry door opening into:

Entrance Hall

With laminate wood effect floor covering, mains-powered smoke detector, ceiling light point, central heating radiator, interior door opening into a storage cupboard providing useful storage space and interior doors opening into:

Open Plan Living/Dining Room

13'3" x 17'3" (4.06 x 5.28)

With a double-glazed sliding patio door giving access out into the communal gardens and patio area, ceiling light point, two central heating radiators, continued laminate wood effect flooring, interior door opening into a storage cupboard providing useful storage space and further interior glazed wooden door opening into:

Kitchen

10'2" x 7'10" (3.12 x 2.39)

With a selection of matching wall and base units, solid wood work surfaces, integrated stainless steel sink with hot and cold mixer tap over, tiling to splash back areas, integrated cooker, hob and extractor, space and plumbing facility for a washing machine, integrated dish-washer, space facility for fridge-freezer, tiled floor covering, ceiling light point, internal door opening into pantry housing 'Worcester' combination boiler and double-glazed window to the rear aspect.

Bedroom One

13'1" x 10'0" (4.01 x 3.05)

With a double-glazed window to the front aspect, ceiling light point, central heating radiator and interior door opening into a storage cupboard providing useful storage space.

Bedroom Two

7'3" x 9'10" (2.21 x 3.02)

With a double-glazed window to the front aspect, central heating radiator and ceiling light point.

Shower Room

5'10" x 6'2" (1.78 x 1.90)

Re-fitted modern bathroom suite comprising of a white low flush WC, white wash hand basin on pedestal with two taps over and walk-in shower cubicle with rain-fall shower attachment above. The shower room further benefits from being fully tiled to floor and walls, wall-mounted extractor, ceiling light point and a wall-mounted heated towel rail.

Communal Gardens

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

Garage (not inspected)

Located in a separate block with metal up and over opening door.

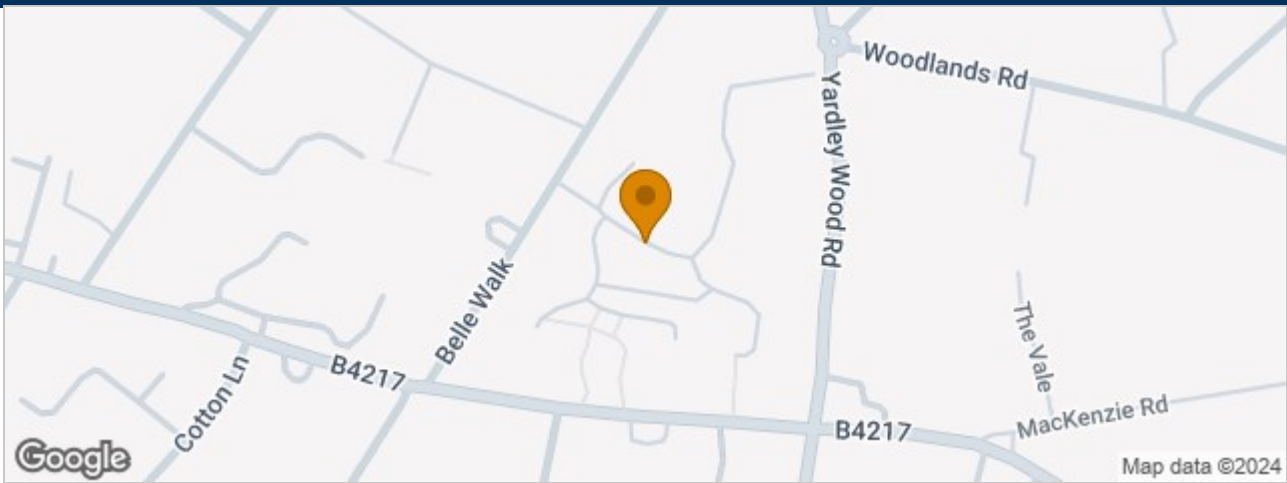
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately over 959 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £2034.08 per annum (subject to confirmation from your legal representative).

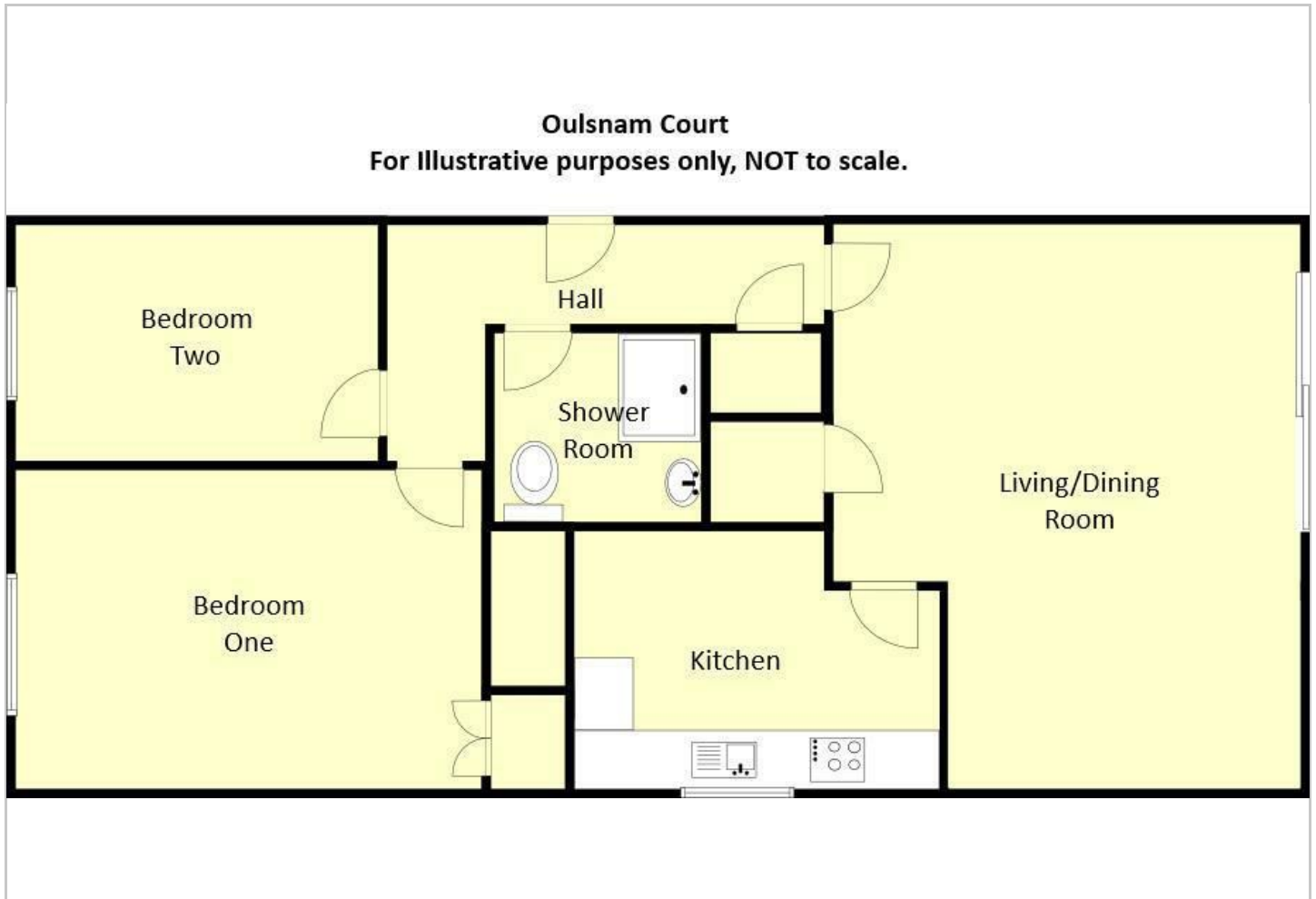
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 12, Oulsnam Court, Wake Green Park, Moseley, Birmingham, B13 9XT is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative





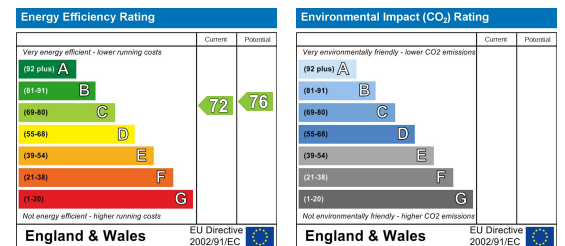
Floor Plan



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.