



Flat 12, James Court Wake Green Park

Moseley, Birmingham, B13 9XY

Offers Over £100,000



We are delighted to offer the market this ground floor studio flat located on the ever popular, leafy and secure Wake Green Park in Moseley offering close links to Moseley Village with all of its associated amenities including cafes, bars, restaurants and shopping facilities and good transport links into the City Centre and upcoming Moseley Train Station. In brief this ground floor floor flat comprises of; well manicured communal grounds, hallway, living and sleeping area with patio doors giving access onto patio, kitchen and bathroom. The property further benefits from central heating, double glazing, communal parking and garage in a separate block. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this lovely home please contact our Moseley office.



Approach

The property is approached via a front entry door opening into:

Communal Hallway

With front entry door opening into ground floor studio.

Open Plan Living and Bedroom Area

16'6" x 10'9" (5.03 x 3.30)

With a double glazed window with an accompanying double glazed door gives access to the communal gardens, central heating radiator, two ceiling light points, wall mounted fuse box and bi-folding door opening into kitchen and further bi-folding door opening into shower room.

Kitchen

6'2" x 12'8" max x 11'8" min (1.88 x 3.88 max x 3.58 min)

With a wall mounted towel rail, space facility for fridge freezer, a selection of matching wall and base units incorporating stainless steel sink and drainer with mixer tap over, tiling to splash backs, integrated oven with four ring burner gas hob and extractor fan over, space facility for dishwasher and washing machine, double glazed window to the side aspect, wall mounted 'Worcester' central heating boiler and ceiling light point.

Shower Room

6'0" x 5'6" (1.85 x 1.68)

With tiled flooring, tiling to splash back areas and walls, wall in shower cubicle with mains power

shower and rainfall attachment over, wash hand basin in vanity unit with mixer tap over, low flush push button WC, wall mounted extractor fan, ceiling light point and heated towel rail.

Communal Gardens

The well tended communal gardens wrap around the development and offer lawned areas with mature plants, trees and shrubs and further benefits from communal parking.

Garage

Not inspected, has a metal up and over door and is located in a separate block.

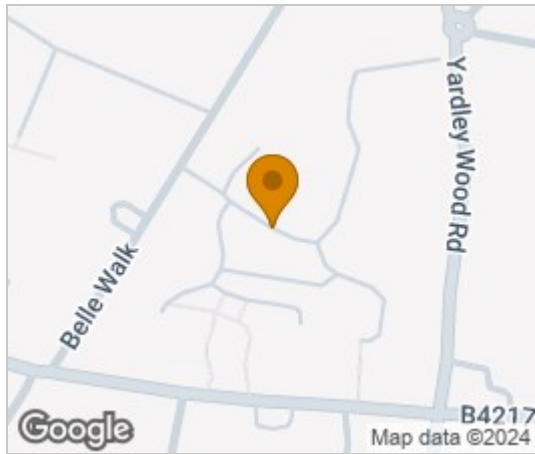
Tenure

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 £1,955.18 per annum (subject to confirmation from your legal representative).

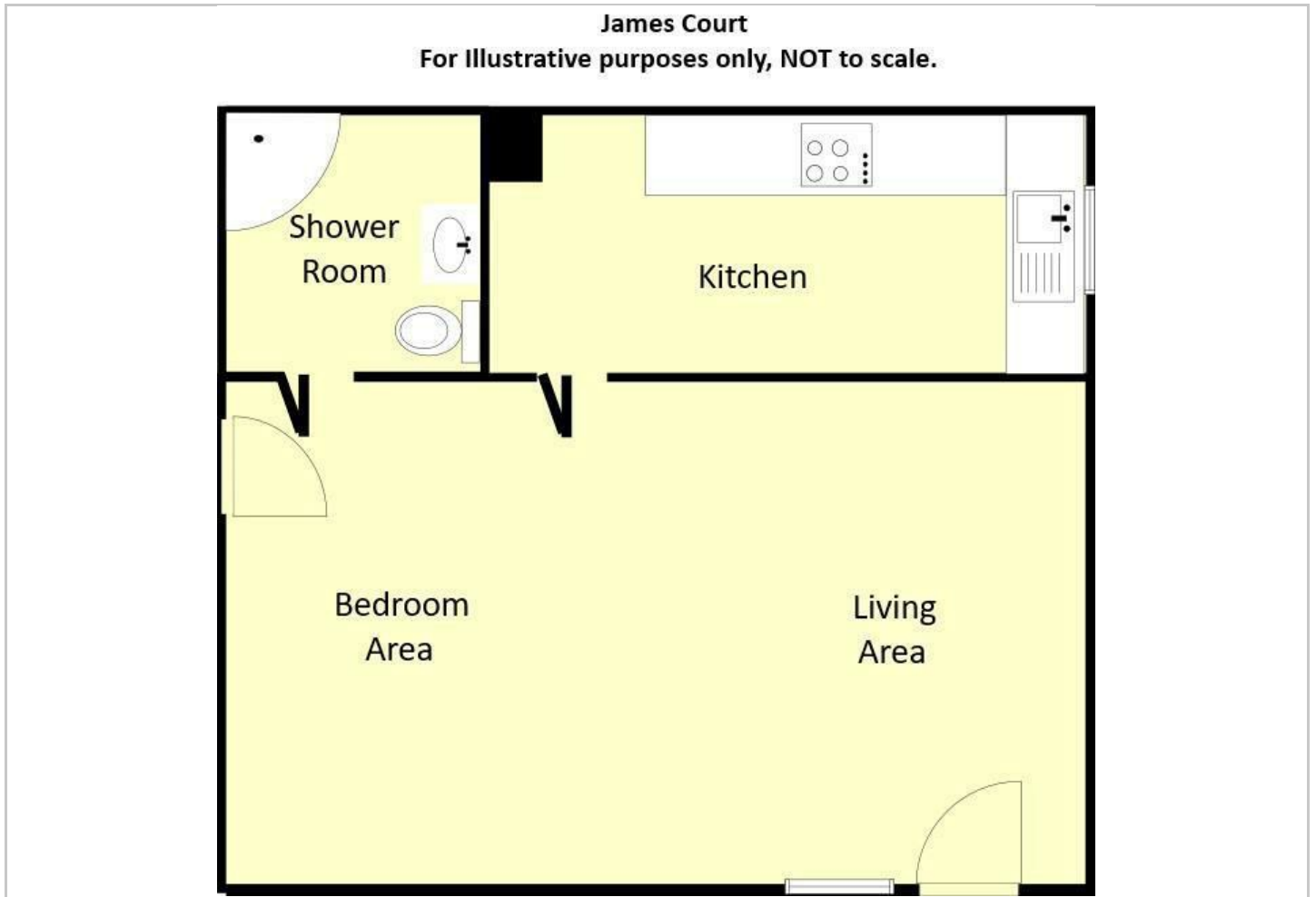
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 12, James Court, Wake Green Park, Moseley, Birmingham, B13 9XY is band A and the annual Council Tax amount is approximately £1,389.17, subject to confirmation from your legal representative.





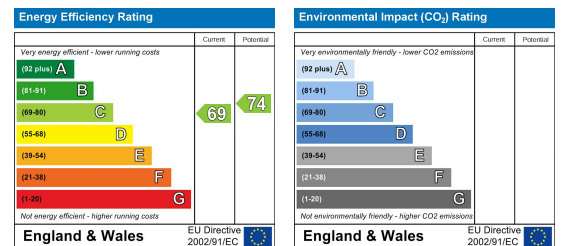
Floor Plan



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.