



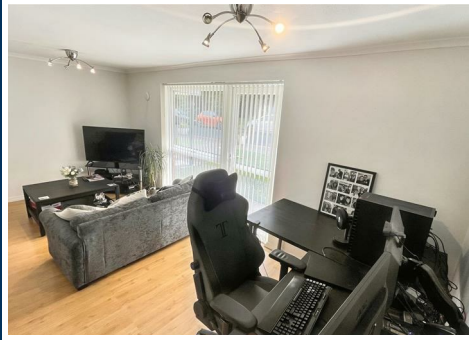
## Flat 19 Major Court Wake Green Park

Moseley, Birmingham, B13 9XW

Offers Over £155,000



**\*\*LOVELY GROUND FLOOR TWO BEDROOM FLAT IN PRIME WAKE GREEN PARK DEVELOPMENT WITH NO CHAIN!\*\*** Well presented, two bedroom, ground floor apartment located on the ever popular Wake Green Park development in Moseley. Being ideally located for access into Moseley Village with all of its associated amenities including coffee shops, cafes, restaurants, shopping facilities and also being close to the local transport links for access into the City Centre and upcoming Moseley Train Station. The property offers central heating and double glazing and the accommodation briefly comprises; well tended communal gardens, hallway, sunny living room, kitchen, bathroom, two bedrooms, plentiful storage and a garage in a separate block. Energy Efficiency Rating C. To arrange your viewing of this lovely apartment please contact our Moseley office.



### Approach

This well presented ground floor, two bedroomed apartment is approached via well tended communal gardens with pathway leading to a communal front door opening into a communal hallway with hardwood front door opening into:

### Hallway

The bright and airy entrance hall offers a ceiling light point, door opening into storage cupboard, central heating radiator and further interior doors opening into:

### Living/Dining Room

17'8" x 12'9" (5.41 x 3.91)

The bright and airy living / dining room offers two ceiling light points, laminate wood effect flooring, two central heating radiator's, door opening into storage cupboard, double glazed patio doors giving access out to a patio area and communal gardens and further door opening into:

### Kitchen

8'11" x 9'3" (2.72 x 2.84)

The enlarged kitchen offers a modern selection of matching and base units with space facility for washing machine, space facility for fridge freezer, central heating radiator, stainless steel sink and

drainer unit with mixer tap over, double glazed windows giving views to the side aspects, integrated Teba cooker and hob, ceiling light point and having a slate style tiled floor covering.

### Bedroom One

12'9" x 10'11" (3.91 x 3.33)

With ceiling light point, central heating radiator, double glazed windows giving views to the communal gardens, door opening in to storage cupboard and further door opening into spacious walk-in storage cupboard which is currently utilised as a home computer room and with ceiling light point.

### Bedroom Two

6'7" x 10'2" (2.03 x 3.12)

With ceiling light point, double glazed window giving views to the communal gardens, central heating radiator and door opening into storage cupboard

### Bathroom

6'5" x 5'6" (1.96 x 1.70)

With ceiling light point, three piece white bathroom suite incorporating low flush WC, wash hand basin on pedestal with taps over, panelled bath with taps over and shower attachment above, central heating radiator, tiling to splash backs and flooring and a extractor fan.

### Communal Grounds

The communal gardens wrap around the development and are laid to mainly mature lawned areas with a varied selection of mature trees, plants and shrubs and provide a pleasant outside space. The development also benefits from on-site security.

### Garage

Situated in the 'garage complex' and offers good size storage space with metal up and over door.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 84 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £2,034.00 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 19 Major Court, Wake Green Park Moseley, Birmingham, B13 9XW is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





## Floor Plan

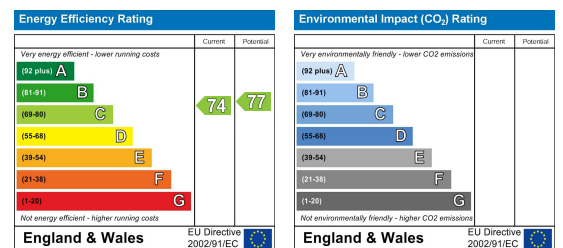
**Major Court**  
For illustrative purposes only, NOT to scale.



## 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.