



Flat 32 Sorrento Court Wake Green Road

Moseley, Birmingham, B13 9HB

Guide Price £80,000



****SECOND FLOOR, ONE BEDROOM RETIREMENT APARTMENT LOCATED IN PRIME MOSELEY LOCATION WITH NO UPWARD CHAIN!!** Sorrento Court was originally built by McCarthy Stone and offers a modern and well maintained retirement development off Wake Green Road in the heart of Moseley with the benefit of a Residents Lounge, residents kitchen space, laundry facilities, communal gardens and an ensuite Guest Room which can be booked by residents for their guests at a reasonable rate. The development also benefits from a House Manager and 24 hour emergency Appello call system. Suitable for persons over 60 years of age (or a couple with one person over 60 and one over 55) this apartment is located close to all local amenities including supermarkets, pharmacies, coffee shops, restaurants, GP practices and a dentist. There are very good bus connections to the City Centre and Kings Heath and the location boasts the upcoming Moseley train station. The accommodation briefly comprises: entrance hallway, living/dining room, kitchen, bedroom and shower room and plentiful storage space. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office



Approach

This second floor, one bedroom retirement home is approached via a communal secure front entry door opening into:

Communal Hallway

With the house managers office, residents lounge and kitchen, laundry room and visitor/guest room, stairs and lift access to the second floor and wooden front entry door opening into:

Flat Hallway

8'4" x 9'10" (2.55m x 3.00m)

With laminate to flooring, the spacious hallway has a wall mounted storage heater, coving to ceiling, ceiling light point, door opening into storage cupboard with continued laminate to flooring, housing the water tank and providing useful storage, ceiling light point and further doors opening into:

Living/Dining Area

Living Area

18'3" x 9'11" (5.58m x 3.04m)

The living area has double glazed window to front aspect, wall mounted electric heater, modern electric fireplace, coving to ceiling and two wall mounted light points.

Dining Area

10'9" x 9'0" (3.30m x 2.76m)

With laminate to flooring, further wall mounted light point, two Velux windows, door opening into useful

storage space, 3'9" x 10'2" (1.16m x 3.10m), with lino to flooring and a ceiling light point, and further glazed double doors from the Dining Area opening into:

Kitchen

7'4" x 9'0" (2.25m x 2.76m)

With wall and base units with marble effect work surface incorporating stainless steel sink and drainer with mixer tap over, built-in Tricity Bendix cooker, Zanussi Hob with extractor over, tiling to splash backs, Velux window, wall mounted heater, coving to ceiling, ceiling light point, space for fridge and dishwasher - the property benefits from having the fridge and dishwasher in place to be included if required by the buyer.

Shower Room

6'10" x 6'0" (2.09m x 1.85m)

With low flush WC, sink in vanity unit with two taps over, walk-in shower with shower over, tiling surround, lino to flooring, wall mounted heater, wall mounted extractor, coving to ceiling, wall mounted light point, double glazed opaque window to the rear aspect and heated towel rail.

Bedroom

8'11" x 13'11" (2.72m x 4.25m)

With two wall mounted light points, coving to ceiling, a wall mounted electric storage heater, double glazed window to the rear of aspect overlooking the communal garden and a wall to ceiling wardrobe with full length mirror doors and providing useful storage.

Communal Gardens

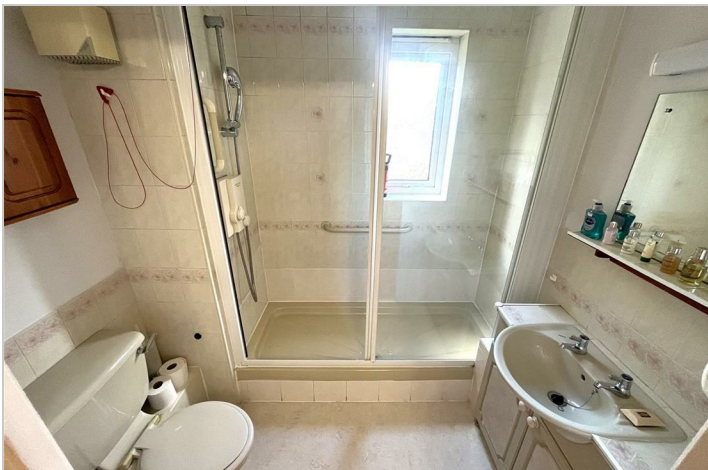
With well maintained communal areas wrapping around the development with mature lawned areas with a selection of decorative trees, plants and shrubs.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 97 years and the ground rent charges are approximately £566.08 per annum and the service charges are approximately £3,852.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 32 Sorrento Court, Wake Green Road Moseley, Birmingham, B13 9HB is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.





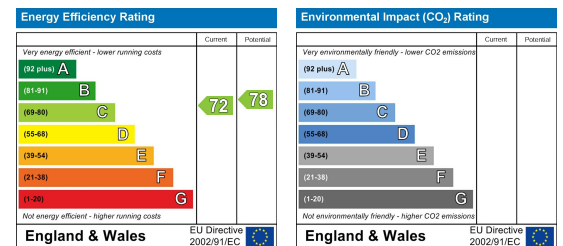
Floor Plan



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.