



396 Wake Green Road

Moseley, Birmingham, B13 0BL

Offers Over £280,000



A fantastic opportunity has arisen to purchase this family home/investment property requiring modernisation, located on the popular Wake Green Road benefitting from no upward chain. Being ideally located for access into both Kings Heath and Moseley with all of the local amenities including coffee shops, bars, restaurants and shopping facilities and good transport links into the City Centre and upcoming Moseley Train Station plus close links to Hall Green and Kings Heath. In brief the accommodation offered consists of; front driveway, entrance porch, hallway, front reception room, rear reception room, kitchen with access utility room, garage, and rear garden. To the first floor there is a three bedrooms, bathroom and separate WC. The Energy Efficiency Rating is D. Call our Moseley Office to view!



Approach

The property is approached via a front driveway providing off road parking and fore garden leading to a double glazed UPVC front entry door opening into:

Porch

With ceiling light point and a further door opening into:

Hallway

With a single glazed window to the front aspect, ceiling light point, central heating radiator, stairs giving rise to the first floor landing, under stairs storage and doors opening into:

Reception Room One

14'0" into bay x 12'5" (4.27 into bay x 3.81)

With bay window to the front aspect, central heating radiator and ceiling light point.

Reception Room Two

15'1" into bay x 11'6" (4.61 into bay x 3.51)

With ceiling light point, central heating radiator and double glazed door with accompanying side window giving views and access to the rear garden.

Kitchen

6'10" x 11'0" (2.10 x 3.37)

With ceiling light point, double glazed window to the rear aspect, wall and base units, space for cooker, sink and drainer with mixer tap and door giving access to the side outhouse.

Outhouse

Housing the boiler, access into the garage and access to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, loft space not inspected, doors opening into:

Bedroom One

14'5" into bay x 11'7" (4.41 into bay x 3.54)

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

Bedroom Two

9'4" x 15'0" (2.85 x 4.59)

With built-in wardrobes, double glazed bay window overlooking the rear aspect, ceiling light point and central heating radiator.

Bedroom Three

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

Bathroom

5'5" x 6'11" (1.66 x 2.12)

With ceiling light point, bath, sink, ceiling light point, opaque window to the rear aspect and built-in cupboard.

Separate WC

3'10" x 3'1" (1.18 x 0.945)

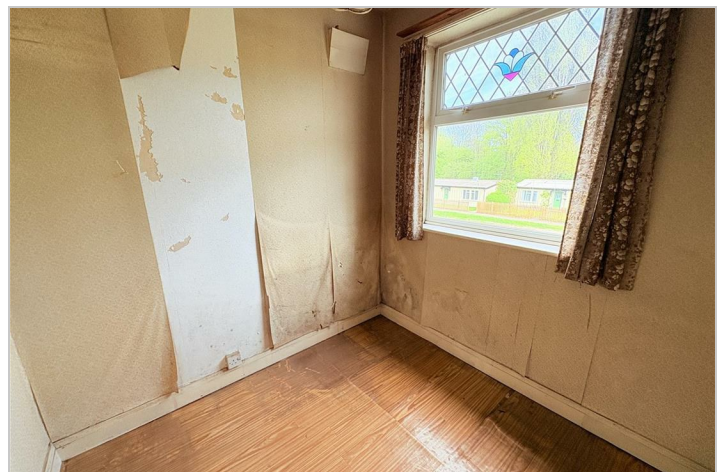
With low flush WC, ceiling light point and single glazed opaque window to the side aspect.

Garden

Patio area leading to lawned turf area with shrubs to borders.

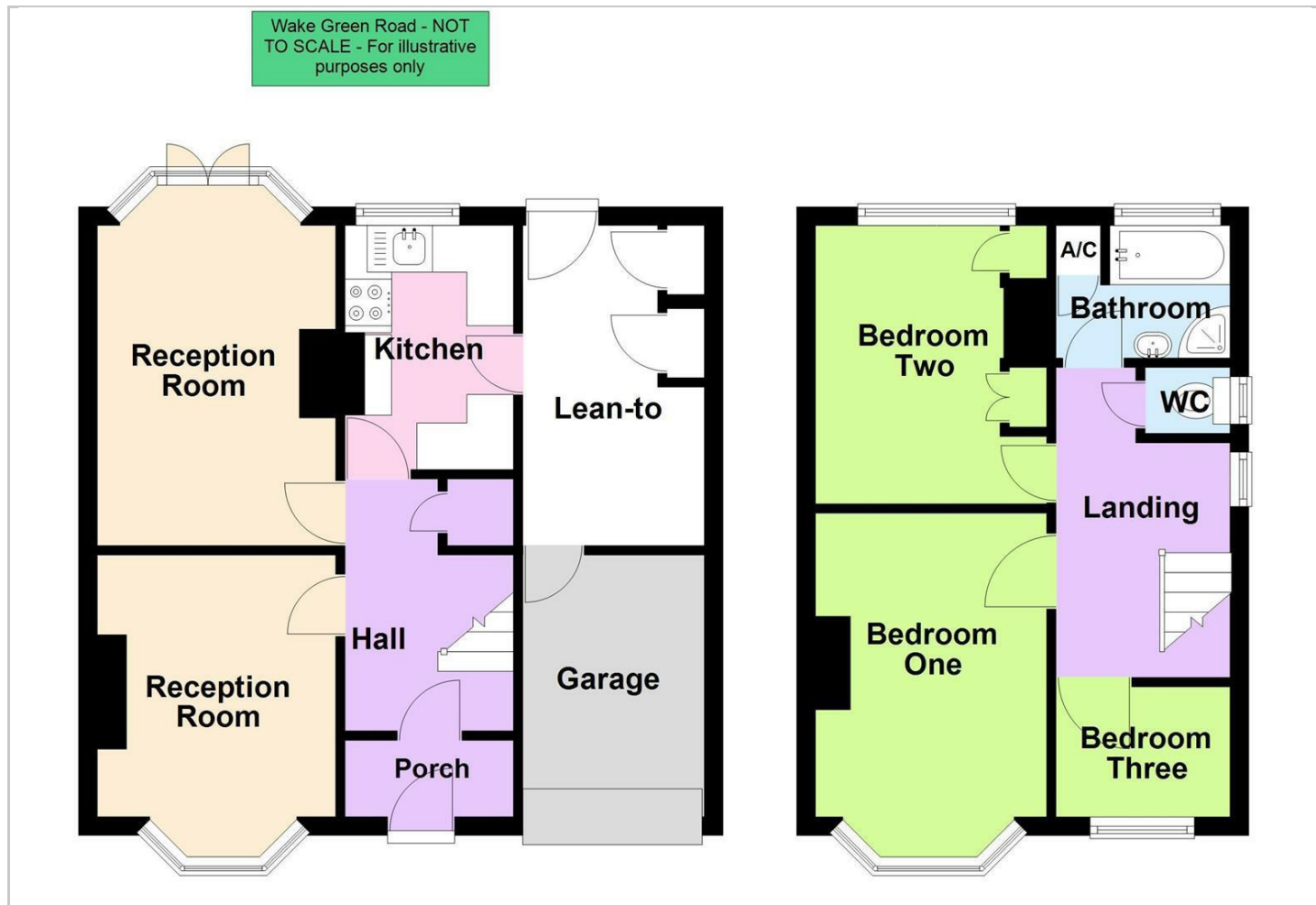
Council Tax Band

According to the Direct Gov website the Council Tax Band for 396 Wake Green Road Moseley, Birmingham, B13 0BL is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





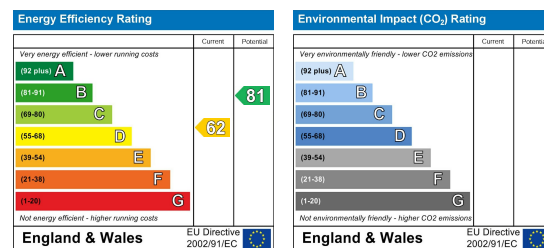
Floor Plan



Viewing

Please contact our Rice Chamberlains 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.