

for sale

offers over **£275,000** Leasehold



Wake Green Road BIRMINGHAM B13 9HG

- Energy Rating: B
- NHBC Warranty 6 Years Remaining
- Second Floor Apartment
- Lounge Diner
- Kitchen



Property Details

Communal Entrance

Having intercom access, lifts and stairs to all floors

Entrance Hall

Door to the communal landing, under floor heating and doors leading to

Lounge Diner 14' 7" x 12' 6" (4.45m x 3.81m)

Having two double glazed windows to the front and under floor heating

Kitchen 13' 5" x 12' 6" (4.09m x 3.81m)

Having a range of wall and base units incorporating a fridge freezer, an electric oven, an induction hob with hood over, a microwave, a dish washer, a washer dryer, a single drainer sink, a central heating boiler, a storage cupboard and under floor heating

Bedroom 1 16' 11" x 8' 11" (5.16m x 2.72m)

Having two double glazed windows to the front, under floor heating and door to

En-Suite Shower Room

Shower Cubicle with electric shower, a hand wash basin with vanity unit, a low level w.c and under floor heating

Bedroom 2 13' 1" x 6' 11" (3.99m x 2.11m)

Having a double glazed window to the front and under floor heating

Bathroom

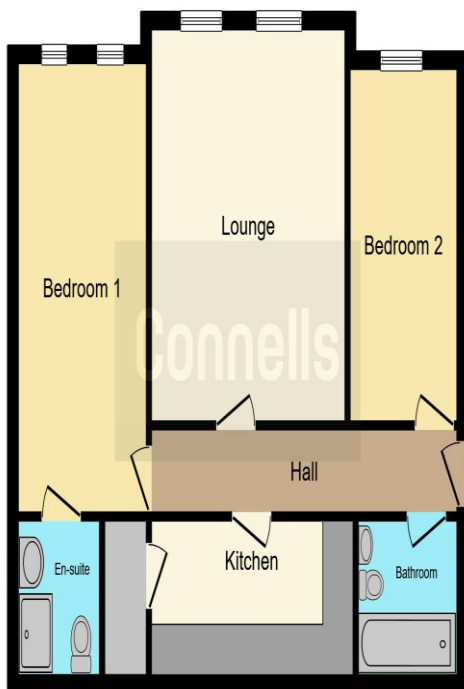
Having a bath with over bath mixer shower, a hand wash basin and low level w.c with vanity unit, a heated towel rail and under floor heating

Externally

Allocated Parking

To the front there is one allocated parking space along with visitor parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Tenure: Leasehold

EPC Rating: B

Property Ref: KTH310357 - 0004

This is a Leasehold property with details as follows; Term of Lease 150 years from 20 Mar 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for leasehold properties.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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