

for sale

offers over **£170,000** Leasehold



## Mulberry Court Wake Green Road Birmingham B13 9PA

- Energy Rating: C
- OPEN HOUSE EVENT SATURDAY 17TH MAY AT 3PM PLEASE ENSURE YOU BOOK YOUR VIEWING TODAY
- Upper Floor Flat
- Two Double Bedrooms

• Lounge with Balcony

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# Property Details

## Entrance Porch

Entrance via intercom, stairs to all floors.

## Entrance Hall

Door to landing, two storage cupboards, wall mounted radiator, doors to

## Lounge 16' x 12' 2" ( 4.88m x 3.71m )

Double glazed window to rear, door to rear balcony, wall mounted radiator.

## Kitchen 8' 7" x 6' 1" ( 2.62m x 1.85m )

Double glazed window to rear, central heating boiler, range of wall and base units, electric oven, gas hob with extractor hood over hob, single drainer sink.

## Shower Room

Shower cubicle with electric shower, hand wash basin with vanity, low level W.C, heated towel rail.

## Bedroom One 14' 4" x 9' 4" ( 4.37m x 2.84m )

Double glazed window to front, wall mounted radiator, built in wardrobe.

## Bedroom Two 11' x 9' 4" plus recess ( 3.35m x 2.84m plus recess )

Double glazed window to front, wall mounted radiator, built in wardrobe.

## External

One allocated parking space, resident parking spaces, communal gardens.





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](http://www.focalagent.com)

To view this property please contact Connells on

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93 High Street Kings Heath  
 BIRMINGHAM B14 7BW

Property Ref: KTH310427 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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