



HERITAGE ESTATE AGENCY



Flat 8, 38 Wake Green Road, Moseley, Birmingham, B13 9PE

£250,000

A Two Bedroom Second Floor Apartment





Wake Green Road comprises in further detail:

The property is set back from the road and approached via communal fore garden providing off road parking and leading to main communal entrance door leading to communal entrance hallway with stairs rising to second floor landing which in turn leads to private entrance door opening to:

Entrance Hallway 25'5" x 4'3"

Coved ceiling, two ceiling light points, radiator, wall mounted intercom system and doors to:

Lounge/Dining Room 17'7" max x 27'10" max

Windows to rear aspect, three ceiling light points, two built-in storage cupboards, two radiators and bi-folding door to: (with some restricted head height)

Kitchen 13'8" x 6'

Window to side aspect, ceiling spot lights, extractor fan, radiator, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and concealed extractor hood over, integrated fridge and freezer, washing machine and breakfast bar.

Bedroom One 16' max x 11'2" max

Windows to rear and side aspects, ceiling light point, radiator, wardrobes and door to: (with some restricted head height)

En-Suite Bathroom 8' x 5'11"

Ceiling spot lights, extractor fan, part tiled walls, electric shaver socket, wood effect flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level flush w.c. and door to:

Airing Cupboard

Housing wall mounted boiler and hot water cylinder.

Bedroom Two 12'2" x 8'9"

Window to rear aspect, ceiling light point, radiator and wardrobes. (with some restricted head height)

Shower Room 7'9" x 4'4"

Ceiling spot lights, extractor fan, electric shaver socket, wood effect flooring, radiator and a suite comprising: fully tiled walk-in shower with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside

Communal Gardens

Benefitting from having lawn area and planted beds.

Allocated parking space number 8MH.

Lease Details

Approx term remaining:- 103 (125 years from 01.01.2002)

Ground Rent - £387.44 per annum (for the period 01.01.2024 to 31.12.2024)

Service Charge - £2,422.08 per annum (for the period 01.01.2024 to 31.12.2024)

Review Periods - Every 10 years - Each subsequent period of the rent shall be the value of "the current rent guide". Please ask the office for more details.

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.





Agent Notes:

1. We are advised by the vendor that the communal grounds are the subject of a Tree Preservation Order.
2. We understand from the vendors that the property is located within the St. Agnes conservation area.
3. The property is subject to a Wayleave agreement with Midlands Electricity Ltd relating to the maintenance of electricity cables on the estate.
4. We are advised by the vendor that the lease prohibits the owning of pets or underletting the property, unless consent is obtained.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

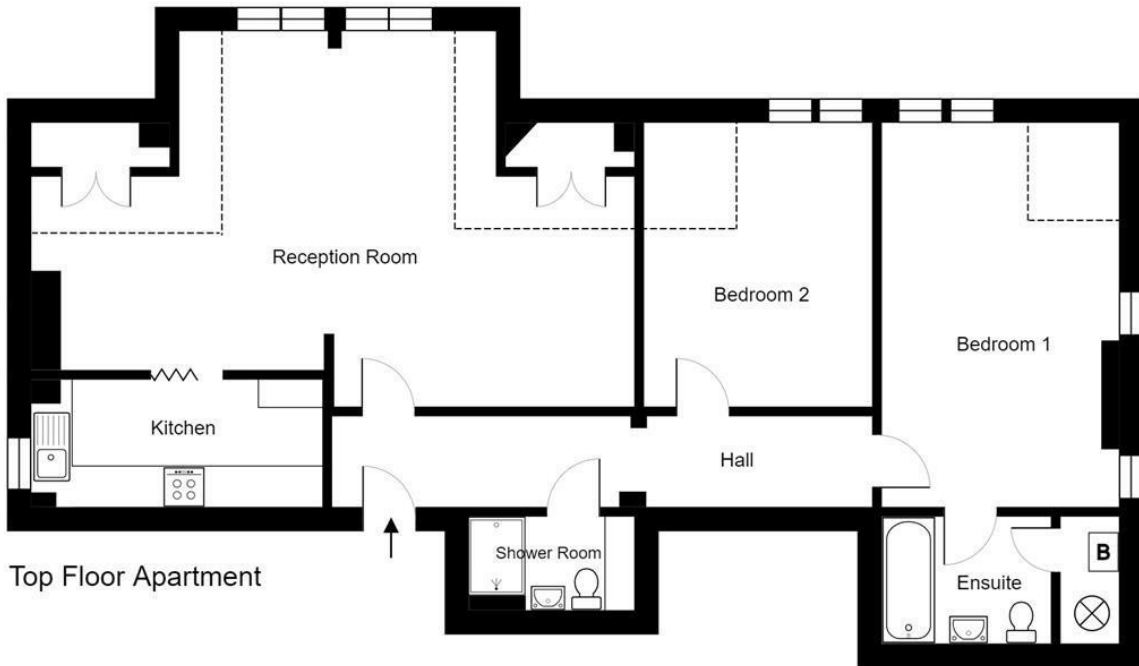
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band D





Flat 8, 38 Wake Green Road, Moseley.



Total Area: approx 102.0 m² ... 1098 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

