



HERITAGE ESTATE AGENCY



**Apt 9, 37 Wake Green Road, Moseley, Birmingham, B13 9HG
Offers In Excess Of £200,000**

A Two Bedroom Second Floor Apartment





Wake Green Road comprises in further detail:

The property is set back from the road and approached via a communal pathway leading to communal entrance door leading to stairs to second floor landing with private entrance door opening to:

Entrance Hallway

Three ceiling light points and doors to:

Airing Cupboard

Ceiling light point, electric meter and boiler.

Storage Cupboard

Ceiling light point.

Open Plan Lounge/Dining Room/Kitchen 24'5" x 11'6"

Window to rear aspect, two ceiling light points, ceiling spot lights, extractor fan, under floor heating and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink unit with mixer tap over, integrated microwave and oven, four ring induction hob with extractor hood over, integrated fridge/freezer, washer/dryer and dish washer, breakfast bar and tiled flooring.

Bedroom One 17'4" max x 8'5" max

Window to rear aspect, two ceiling light points and under floor heating.

Bedroom Two 14'3" max x 7' max

Window to rear aspect, ceiling light point and under floor heating.

Bathroom 5'6" x 7'1"

Ceiling spot lights, extractor fan, tiled walls and flooring, mirror with light, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and mixer

shower over, shower screen, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Communal gardens, bike store and allocated parking space number 21.

Lease Details

Approx term remaining:- 145 years (150 years from 01/07/2020)

Ground Rent -£150 per annum

Service Charge - £772.99 per six months (for the period 01/07/24 to 31/12/24)

Review Periods - At the initial rate of £150.00 per annum until and including 30/6/2045 and then £300.00 per annum until and including 30/6/2070 and then £450.00 per annum until and including 30/6/2095 and then £600.00 per annum until and including 30/6/2120 and then £750.00 per annum until and including 30/6/2145 and then £900.00 per annum until and including 30/6/2170.

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 vendors of Wake Green Road that the property is in an area which is the subject of Tree Preservation Orders.





2. We are advised by the vendor that the lease prohibits the running of a trade or business from the property.

3. Not to keep any animal or bird on the property without prior written consent from the landlord (which can be revoked at any time).

4. Not to use the parking space other than for the parking of a private motor car or private motorcycle which has an MOT certificate and which is in regular use.

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 B





Apartment



Apt 9, 37 Wake Green Road, Moseley.

Total Area: approx 64.2 m² ... 691 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.

