



3 Robert Court Wake Green Park

Moseley, Birmingham, B13 9XN

Offers Over £155,000



****GROUND FLOOR, TWO BEDROOM FLAT IN THE POPULAR, LEAFY WAKE GREEN PARK DEVELOPMENT IN MOSELEY!! **** A well presented two bedroom, ground floor flat, located within the highly regarded Wake Green Park development in Moseley among delightful landscaped communal gardens. Close to Moseley Village, with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre, as well as Moseley Train Station. In brief, this delightful ground floor flat consists of; hallway, storage cupboards, open plan living/dining room with patio doors leading to outside, fitted kitchen, two bedrooms and a bathroom. Energy Efficiency Rating is C. The property further benefits from double glazing, leafy gardens with residents parking and access to a garage in a separate block. Call our Moseley office today for a viewing!



Approach

With wooden door opening into:

Hallway

With part parquet to flooring, two ceiling light points, central heating radiator, door opening to storage cupboard and doors opening into:

Bedroom One

12'8" x 10'10" max x 8'11" (3.88 x 3.32 max x 2.74)

With double glazed window to the side aspect, ceiling light point, two built-in storage cupboards and central heating radiator.

Bedroom Two

9'6" x 6'6" (2.92 x 2.00)

With double glazed window to the side aspect, ceiling light point, built-in storage cupboard, parquet flooring and central heating radiator.

Bathroom

5'6" x 6'4" (1.68 x 1.94)

With tiled flooring, tiling to walls, ceiling light point, central heated towel rail, low flush WC, wash hand basin on pedestal with two taps over and bath with two taps over and Triton powered shower above.

Living Room

9'2" x 9'2" x 17'9" (2.8 x 2.8 x 5.42)

With two ceiling light points, double glazed door with accompanying window giving views and access to the patio area, central heating radiator, door opening into storage cupboard and further door opening into:

Kitchen

8'4" x 8'2" (2.55 x 2.49)

With double glazed window to the side aspect, parquet flooring, wall and base units with wood

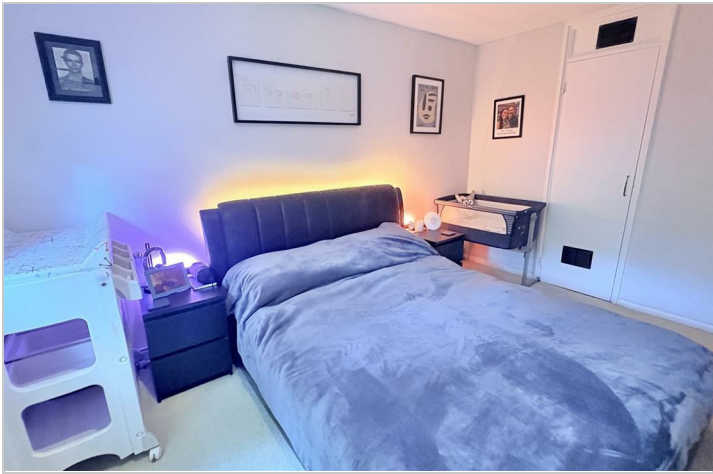
effect worksurfaces over incorporating sink and drainer with mixer tap over, integrated oven with hob and extractor over, tiling to splash backs, wall mounted Vaillant combi boiler and integrated slimline dishwasher, washing machine and fridge freezer.

Tenure Details

We have been informed by our vendors the property is Leasehold and with 957 years left on the lease, with the ground rent being approximately £10.00 per annum and the service charges are approximately £2142.00 per annum (subject to confirmation from your legal representative)

Council Tax

According to the Direct Gov website the Council Tax Band for 3, Robert Court Wake Green Park, Moseley, Birmingham, B13 9XN is band A and the annual Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative





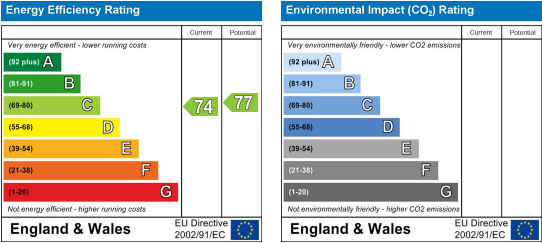
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.