



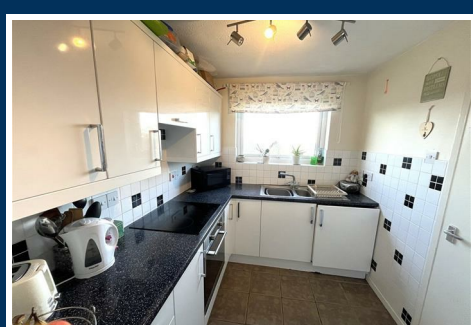
37 Bowen Court Wake Green Park

Moseley, Birmingham, B13 9XP

Offers Over £105,000



****TWO BEDROOM APARTMENT IN THE POPULAR LOCATON!!**** Well-presented, two bedroom, sixth floor apartment located on the ever popular Wake Green Park development in Moseley. Providing excellent access to nearby Moseley Village with its associated bars, coffee shops, restaurants and Moseley Train Station and local transport links into the City Centre. This lovely flat benefits from: well-tendered communal gardens, hallway, living room with amazing views, kitchen, plentiful storage, bathroom, two bedrooms and a garage in a separate block. Energy Efficiency Rating C. To arrange your viewing of this lovely apartment please contact our Moseley office.



Approach

This sixth floor, two bedroom apartment is approached via communal grounds with pathway leading to secure front entry door opening into communal hallway with stairs and lift access to the sixth floor accommodation with hardwood front entry door opening into:

Living Room

15'6" x 10'10" (4.74 x 3.31)

With dual aspect double glazed windows to the side and front aspects with views over the city centre, two ceiling light points and wall-mounted electric heater. With doors opening into:

Hallway

With telephone intercom system, decorative dado rail, two ceiling light points, wall-mounted electric heater, door opening into useful storage cupboard providing useful storage space and further doors opening into:

Kitchen

7'0" x 10'9" (2.14 x 3.30)

With white wall and base units, marble-effect work surfaces, one and a half bowl sink and drainer with hot and cold mixer tap over, tiling to splash back areas and flooring, integrated cooker, hob and extractor, space facility for fridge-freezer and an integrated washing machine, door opening into airing cupboard housing the water tank and providing useful storage space, ceiling light point and a double-glazed window looking out on to the city centre aspect.

Bedroom One

10'3" x 12'5" (3.14 x 3.80)

With a double-glazed window looking out on to the front aspect, ceiling light point, wall-mounted electric heater and a door opening into built-in wardrobe.

Bedroom Two

7'2" x 8'11" min x 12'5" max (2.19 x 2.72 min x 3.81 max)

With a double-glazed window to the front aspect, ceiling light point and a wall-mounted electric heater.

Bathroom

7'1" x 5'6" (2.16 x 1.69)

With a three-piece white bathroom suite comprising of a low flush WC, wash hand basin on pedestal with mixer tap over and panelled bath with two taps over and shower attachment above, heated towel rail, tiling to splash back areas and flooring and a ceiling light point.

Garage

Being in a separate block with metal up and over opening door. Not been inspected.

Communal Gardens

These well tendered gardens wrapping around the development with lawned areas with a selection of mature trees, plants and shrubs and communal parking.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 85 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £253.81 per calendar month (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Bowen Court, Wake Green Park, Moseley, Birmingham, B13 9XP is band A and the annual Council Tax amount is approximately £1389.17 subject to confirmation from your legal representative.





Floor Plan

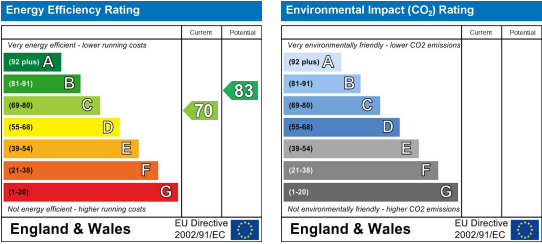
Bowen Court - NOT TO SCALE, for illustrative purposes only



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.