



9 James Court, Wake Green Park

, Birmingham, B13 9XY

Offers In The Region Of £175,000



BEAUTIFUL TWO BEDROOM FLAT IN SOUGHT AFTER DEVELOPMENT We are pleased to offer this well presented top floor flat, located on the ever popular Wake Green Park in Moseley. Offering a bright balcony, a combination ideal boiler and double glazing, the accommodation offered briefly comprises; leafy communal grounds, entrance hallway, lounge with balcony access, two bedrooms along with a re-fitted kitchen and bathroom. The apartment also offers a garage in a separate block and should be viewed to be fully appreciated! Energy Efficiency Rating D. To book in a viewing, contact our Moseley office today!



Approach

The property is approached via a front entry door opening into:

Hallway

With laminate wood effect flooring, ceiling spotlights, door opening into storage cupboard and further doors opening into:

Balcony

Sliding doors from the living room onto balcony.

Living Room

I-shaped 12'9" x 17'5" x 9'9" (I-shaped 3.91 x 5.31 x 2.98)
With laminate floor covering, two ceiling light points, door opening into storage cupboard, central heating radiator and double glazed sliding door giving access to the balcony area.

Kitchen

7'6" x 10'2" (2.31 x 3.11)

With tiling to flooring, ceiling light point, double glazed window to the front aspect, wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, integrated dishwasher, space for washing machine, integrated fridge freezer, integrated hob with extractor over and oven below, pantry providing additional storage space, wall mounted Potterton boiler and tiling to splash backs.

Bedroom One

12'10" x 9'11" (3.93 x 3.03)

With laminate wood effect flooring, ceiling light point, double glazed window to the front aspect, central heating radiator and doors opening into storage cupboard and in-built wardrobe.

Bedroom Two

9'10" x 7'2" (3 x 2.19)

With laminate wood effect flooring, ceiling light point, double glazed window to the front aspect and central heating radiator.

Bathroom

6'1" x 5'6" (1.86 x 1.69)

With tiling to flooring, ceiling spotlights, lows flush WC, wash hand basin with hot and cold mixer tap, bath with hot and cold mixer tap and shower over, tiling to splash backs and wall mounted towel radiator.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 999 years, beginning on and including 25 March 1984. The ground rent is approximately £10.00 per annum and the service charges are approximately £2000.00 per annum (subject to confirmation from your legal representative)

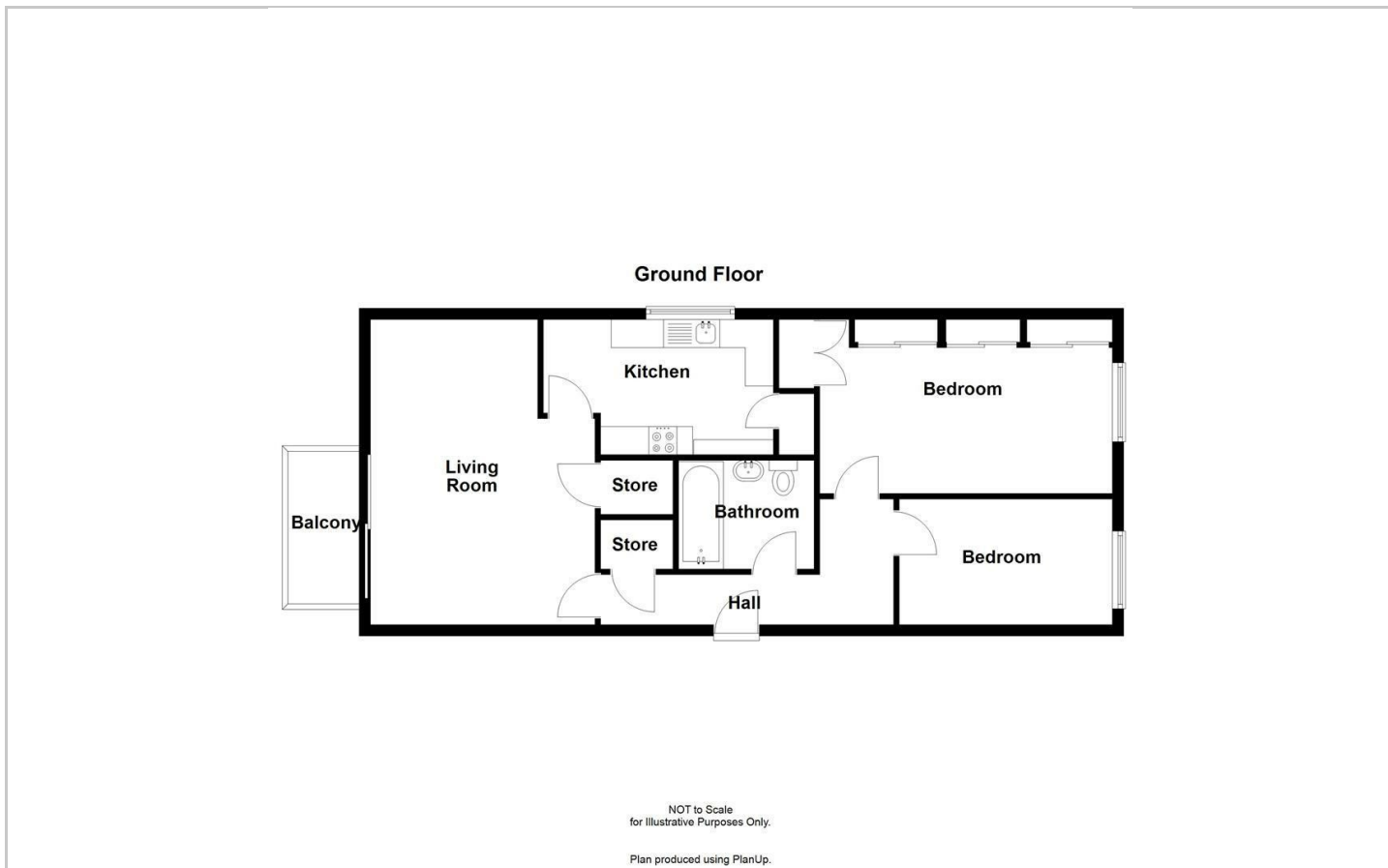
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 9 James Court, Wake Green Park Moseley, Birmingham, B13 9XY is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.





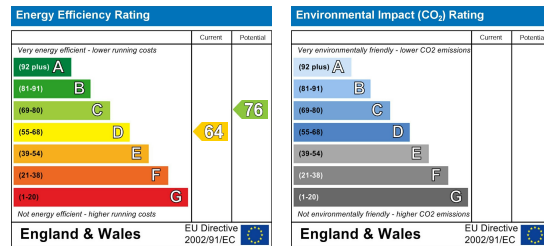
Floor Plan



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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk