



Flat 5 Oulsnam Court Wake Green Park

Moseley, Birmingham, B13 9XT

Offers Over £132,300



****FIRST FLOOR ONE BEDROOM FLAT IN THE POPULAR WAKE GREEN PARK DEVELOPMENT WITH EXTENDED LEASE!!**** We are delighted to offer to the market this spacious and airy first floor flat which is located on the ever popular and leafy Wake Green Park development in Moseley, providing good access to nearby Moseley Village with all the associated amenities including cafes, coffee shops, bars, restaurants, shopping facilities and local transport links into the City Centre; with the benefit of Moseley Train Station due to open soon!

The property benefits from central heating, balcony and a garage in a separate block and the further accommodation consists of; communal parking and well-maintained gardens, entrance hallway, spacious living/dining room with balcony access, fitted kitchen, bathroom and bedroom with built in wardrobe space. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this lovely home on offer please contact our Moseley office on; 0121 442 4040 or alternatively please visit our website for further information; www.ricechamberlains.co.uk.



Approach

Approached via communal gardens and communal areas with entrance into:

Entrance Hall

With Laminate wood effect floor covering, ceiling light point, central heating radiator, door opening into storage cupboard providing useful storage space and further doors opening into:

Living/Dining Room

18'6" x 10'5" x 11'7" (5.65m x 3.19m x 3.55m)

L-Shaped Room

With continued Laminate wooden effect flooring, two central heating radiators, two ceiling light points, door opening into storage cupboard providing useful storage space and space facility for washing machine, with further double glazed French doors leading out onto balcony area overlooking the rear aspect and leafy views.

Balcony

4'4" x 7'8" (1.33m x 2.36m)

With views of the rear aspect and south facing.

Kitchen

9'7" x 6'7" x 8'7" (2.93m x 2.03m x 2.64m)

L-Shaped Room

With tiled floor covering, brick tiled effect splash backs, white wall and base units with wooden effect work surfaces incorporating stainless steel sink unit and drainer with hot and cold mixer tap. Integrated electric cooker, grill and induction hob with extractor fan over. Space facility for washing machine, and door opening into airing cupboard which houses the 'VOKERA' combi boiler. Ceiling light point, central heating radiator and

double glazed uPVC windows overlooking the side aspect.

Bedroom

9'7" x 13'1" (2.93m x 3.99m)

With ceiling light point, double glazed uPVC window overlooking the rear aspect and built-in wardrobe providing useful clothes hanging and storage space.

Bathroom

6'7" 5'8" (2.02m 1.75m)

With tiled floor covering, tiling to splash backs, central heated towel rail, wall mounted extractor fan and ceiling light point. A three piece white bathroom suite comprising of low flush WC, free standing sink with hot and cold mixer tap over, wooden panelled bath with hot and cold Victorian style mixer tap over and high pressure shower attachment.

Tenure

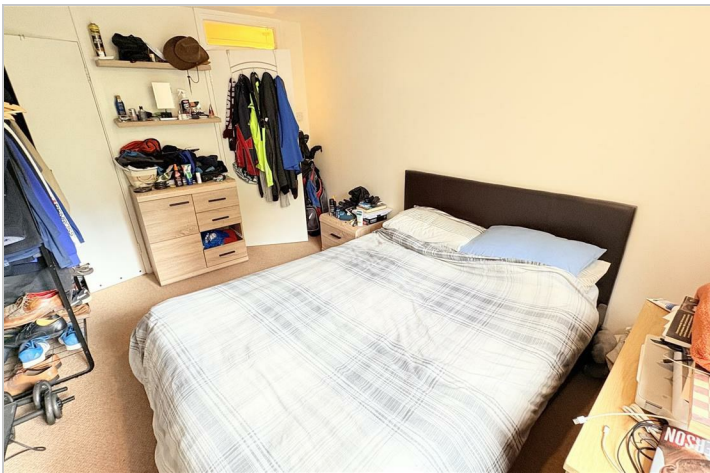
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 999 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £1,992.00 (subject to confirmation from your legal representative).

Garage

In a separate block, not inspected internally however the garage door has been recently replaced.

Council Tax Band

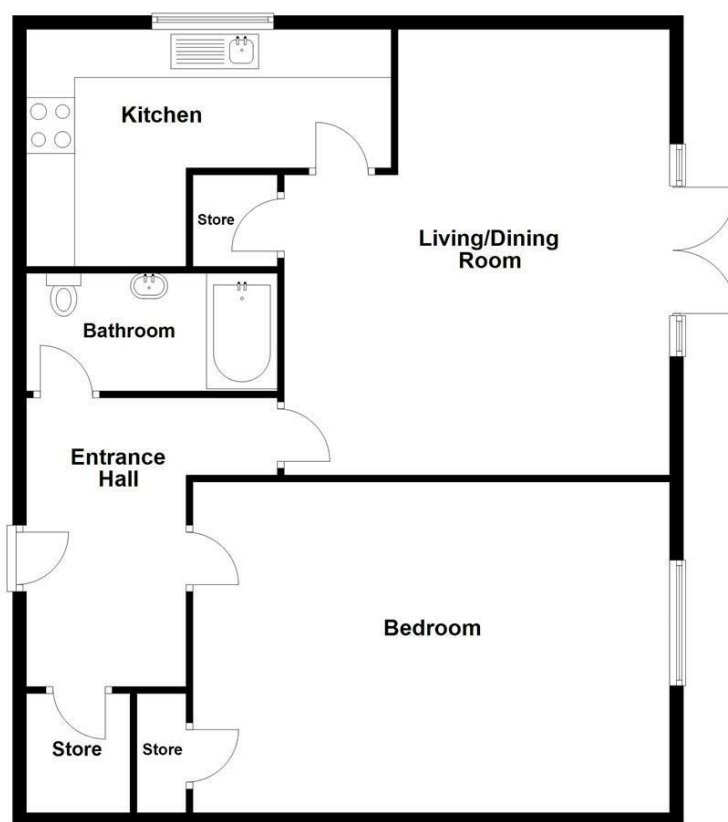
According to the Direct Gov website the Council Tax Band for Flat 5 Oulsnam Court, Wake Green Park, Moseley, Birmingham, B13 9XT is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.





Floor Plan

Ground Floor

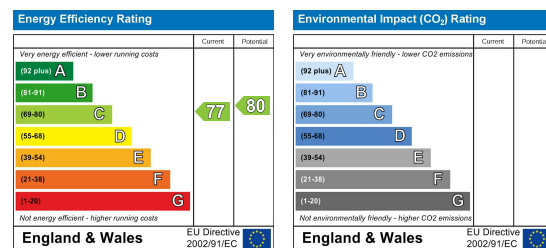


Oulsnam Court
NOT to Scale
for Illustrative Purposes Only.

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.