Flat/Apartment - Council Tax Band A - EPC Rating: D

8 WALLIS COURT, WAKE GREEN PARK, BELLE WALK, MOSELEY, BIRMINGHAM, B13

Guide Price

£85,000

Nicholas George
Residential Lettings and Sales

D

8 Wallis Court, Wake Green Park, Belle Walk, Moseley, Birmingham, B13 9YJ

Well-situated 1-bedroom second floor apartment. Comprising entrance hallway with a storage cupboard, spacious reception room with a balcony, fitted kitchen with pantry and airing cupboard, double-bedroom with built-in storage and family bathroom. Double-glazed throughout. Permit required for off-street parking and single garage included in separate block.

Wallis Court is superbly situated for access to Moseley Village which boasts several independent bars, restaurants and cafes. The property is also in near locality to many green spaces, excellent bus links and Moseley train station is a 15-minute walk away.

ESTATE CHARGES HAVE BEEN PAID UP TO END OF MARCH 2027 AS PART OF THE SALE.

Exterior front
Wallis Court is located in the tree-lined Wake Green Park, with off street parking and a single garage allocated for the property. The complex is approached via a paved path leading to the communal front door. Stairs lead to the 2nd floor which flat 8 is located on.

Hallway
8'7" x 4'6"
Front door opens to the hallway. With carpeted flooring, a ceiling light fitting, doors to bathroom, bedroom and reception room. Door to storage room with a ceiling light fitting, fuseboard and gas meter.

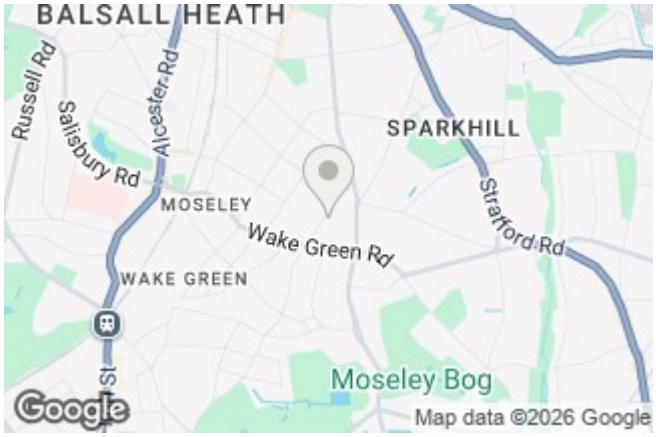
Bedroom
9'11" x 12'8"
A good-sized double bedroom featuring built-in wardrobes that maximise storage space and a ceiling light fitting. A large UPVC double-glazed window to front aspect overlooks the surrounding greenery.

Bathroom
5'10" x 6'10"
The bathroom has with a ceiling light fitting, extractor vent, partly tiled walls and a white suite comprising a bathtub with a wooden panel, a pedestal washbasin and a WC.

Reception Room
19'0" x 9'11"
This large living space features two ceiling light fittings, storage cupboard housing Gledhill copper tank, UPVC double-glazed window to side aspect and door through to kitchen. UPVC sliding doors to balcony which overlooks the surrounding greenery.

Kitchen
7'3" x 7'8"
With tiled flooring, partly tiled walls, a ceiling strip light and large UPVC double-glazed window that lets in plenty of natural light. Matching wall and base units, stainless steel sink with drainer and space and fittings for appliances. The kitchen also benefits from a handy adjoining pantry for extra storage convenience and an airing cupboard.

Garage
Located in a separate block, a single garage is included with the property.


BALSALL HEATH
Russell Rd
Salisbury Rd
Alcester Rd
SPARKHILL
MOSELEY
Wake Green Rd
Stratford Rd
WAKE GREEN
Moseley Bog
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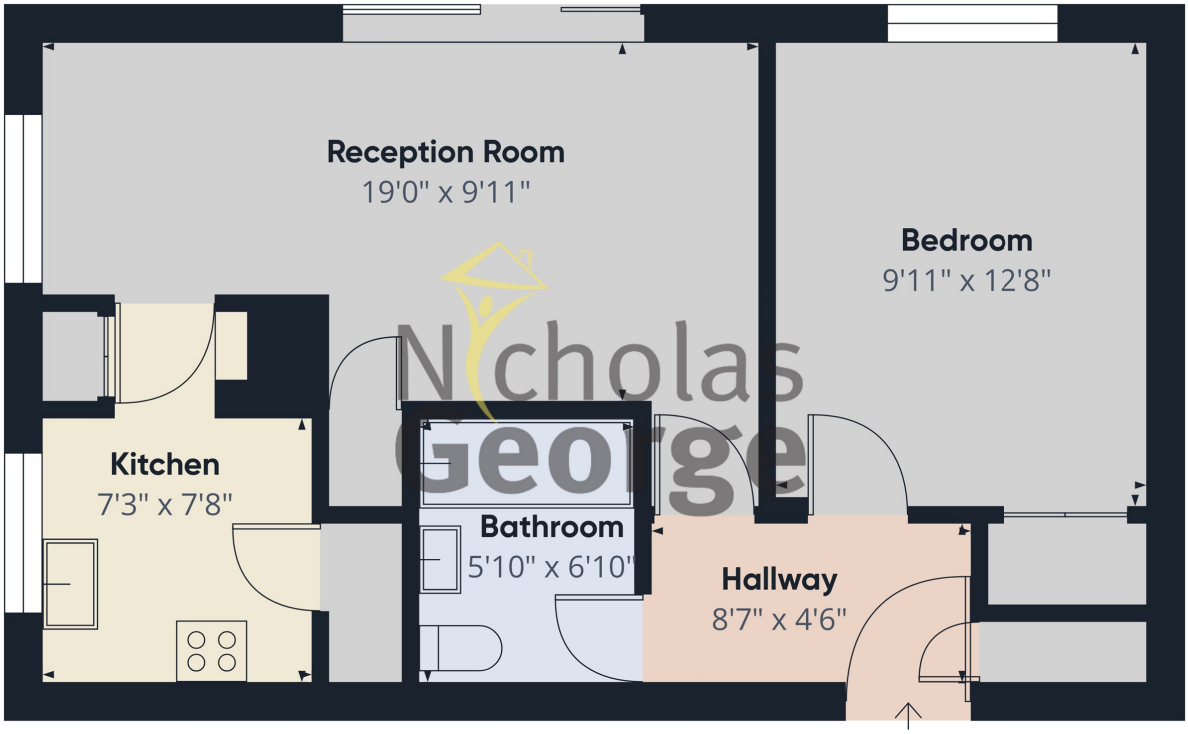

Approximate total area(1)
491 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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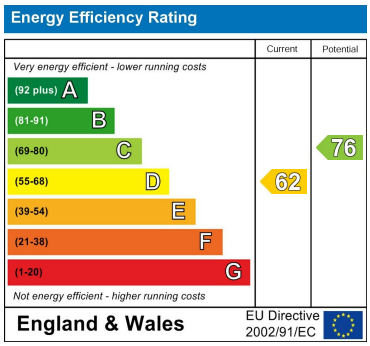
Energy Performance Graph:



Tenure:

We understand the property is Leasehold with 83 years remaining but interested parties should obtain verification from their own solicitor.

Fees:

We have been informed that annual service charge is £1,044.95 and annual ground rent is £5.

Council tax band A.

Contact us:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.