



Flat 4 Lodge House 36a Wake Green Road

Moseley, Birmingham, B13 9PE

Offers In The Region Of £125,000



**** LOVELY ONE BED CONVERSION IN SPLENDID BUILDING, HEART OF MOSELEY WITH NO UPWARD CHAIN!****

We are pleased to offer this nicely presented, top floor, character one bedroom converted apartment in Moseley being offered with no onward chain!! In brief the apartment comprises; communal hallway, living room, kitchen, bedroom and bathroom. The property also offers an allocated parking space, beautiful communal grounds and is ideally located for access into Moseley Village with all of its excellent amenities including coffee shops, restaurants, shops, bars and transport links to the City Centre and the new Moseley Train Station! Energy Efficiency Rating C. To arrange your viewing please contact our Moseley office.



Approach

The property is approached via a communal front door into communal hall with stairs giving rise to top floor one bedroom apartment with a wooden front entrance door opening into:

Hallway

With ceiling light point central heating radiator, wall mounted intercom system and doors opening into:

Living Room

15'3" (max) x 10'9" (min) x 18'0" (max into turret (4.65m (max) x 3.28m (min) x 5.49m (max into turret)

With five double glazed windows overlooking the front aspect, two central heating radiators and two ceiling light points.

Kitchen

6'3" x 10'4" (1.91 x 3.16)

With lino to flooring, cream wall and base units with marble effect work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap over, cooker, hob and extractor, tiling to splash backs, built-in fridge and freezer, door opening into airing cupboard housing water tank, central heating radiator, ceiling light point, wall mounted light points and ceiling mounted extractor.

Bedroom

12'9" x 12'10" (3.91 x 3.92)

With ceiling light point, three double glazed windows to the side aspect, built-in wardrobes with power pont and central heating radiator.

Bathroom

8'6" x 5'8" (2.61 x 1.75)

With lino to flooring, central heating radiator, tiling surround, three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, panelled bath with two taps over and shower attachment above, velux window, ceiling spotlights and ceiling mounted extractor fan.

Communal Basement

Can be accessed from the rear of building and could be used to store a bicycle.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 101 years, the ground rent is approximately £387.49 per annum and the service charges are approximately £3,675.12 per calendar month (subject to confirmation from your legal representative).

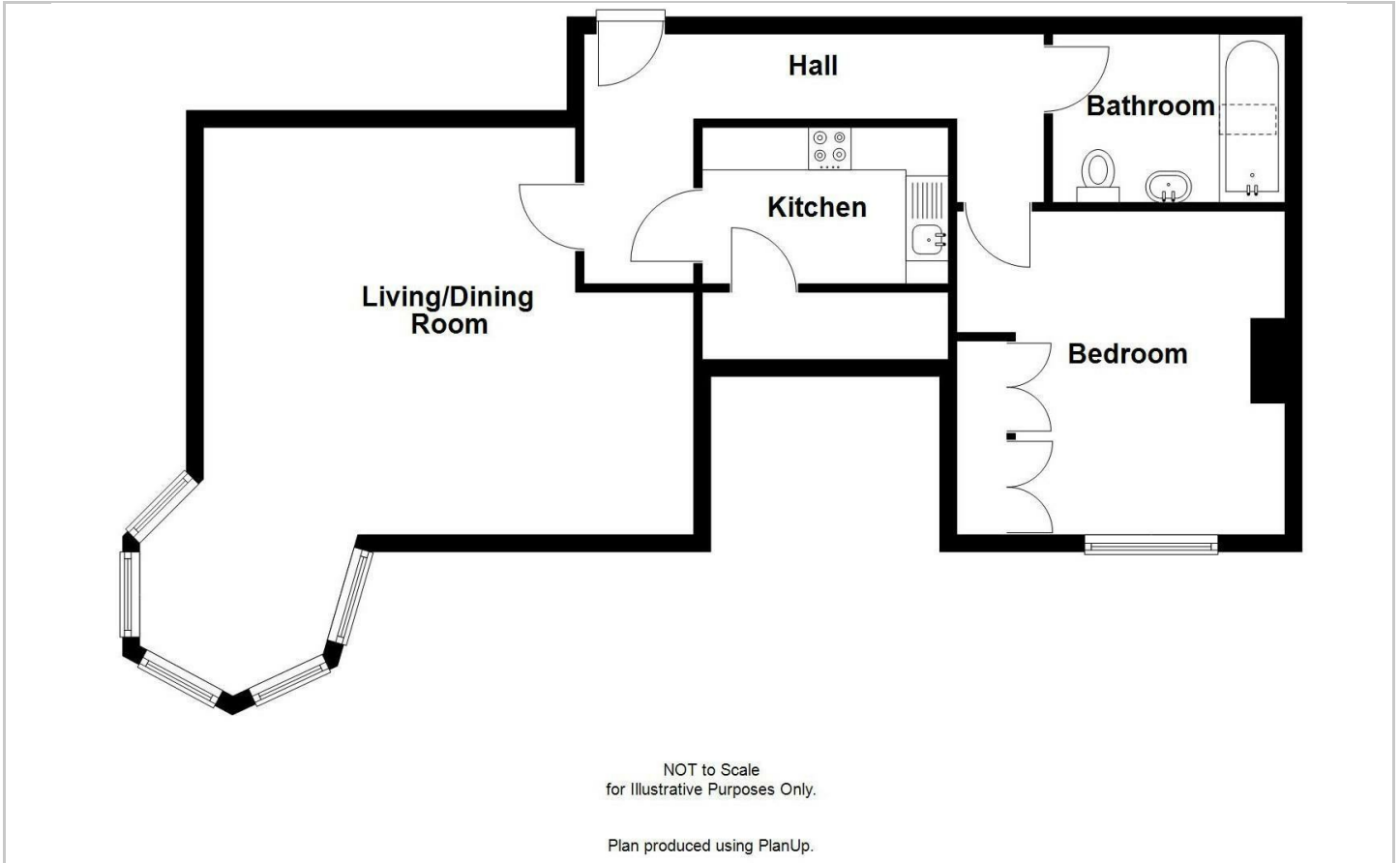
Council Tax Band

According to the Direct Gov website the Council Tax Band for Lodge House, Wake Green Road, Moseley, Birmingham, West Midlands, B13 9PE is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.





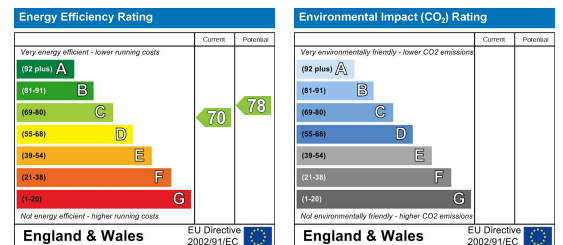
Floor Plan



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.

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