Rice Chamberlains
ESTATE AGENTS LLP



Gallagher Court Wake Green Park

Moseley, Birmingham, B13 9XX

Offers Over £155,000

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****LOVELY TWO BEDROOM FLAT IN PRIME WAKE GREEN PARK DEVELOPMENT WITH NO CHAIN!** Well presented, two bedroom first floor apartment located on the ever popular Wake Green Park development in Moseley. Being ideally located for access into Moseley Village with all of its associated amenities including coffee shops, cafes, restaurants, shopping facilities and also being close to the local transport links for access into the City Centre and the new Moseley Train Station. The property offers central heating and double glazing and the accommodation briefly comprises; well tendered communal gardens, hallway, living room, kitchen, bathroom, two bedrooms, plentiful storage, a delightful balcony and a garage in a separate block. Energy Efficiency Rating TBD. To arrange your viewing of this lovely apartment please contact our Moseley office.**





Approach
This two bedroom, first floor apartment is approached via communal gardens with pathway leading to a communal front entry door opening into a communal hallway with stairs rising up to the second floor accommodation and wooden front entrance door opening into:

Hallway
With ceiling light point, central heating radiator and doors opening into:

Kitchen
7'6" x 10'3" (2.29 x 3.14)
With tiling to walls, tiling to splash backs, wall mounted Worcester boiler, central heating radiator, double glazed window to the side aspect, ceiling light point a selection of wall and base units with work surfaces incorporating stainless steel sink and drainer with mixer tap over, space for washing, dryer and fridge freezer, in-built oven with four ring burner gas hob with extractor over, pantry providing useful storage and breakfast bar area.

Living Room
17'4" x 9'5" x 12'10" (5.29 x 2.89 x 3.92)
With two ceiling light point, central heating radiator, door opening into storage cupboard and double glazed window with an accompanying double glazed door leading out to the balcony area.

Bedroom One
12'11" x 9'10" (3.94 x 3.01)
With ceiling light point, double glazed window to the front aspect and central heating radiator.

Bedroom Two
7'3" x 9'9" (2.21 x 2.99)
With central heating radiator, double glazed window to the front aspect and ceiling light point.

Bathroom
6'1" x 5'11" (1.87 x 1.82)
With tiling to flooring, ceiling light point, extractor fan, low flush WC, wash hand basin with hot and cold taps, bath with hot and cold taps and shower over, tiling to walls, central heating radiator and internal window overlooking the hallway.

Tenure
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 995 years, the ground rent is approximately £10 per annum and the service charges are approximately £169.19 per month (subject to confirmation from your legal representative)

Council Tax Band
According to the Direct Gov website the Council Tax Band for Flat 6 Gallagher Court, Wake Green Park, Birmingham, B13 9XX is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.

Communal Gardens

Wrapping around the development, with a selection of mature trees, plant and shrubs and communal parking areas.

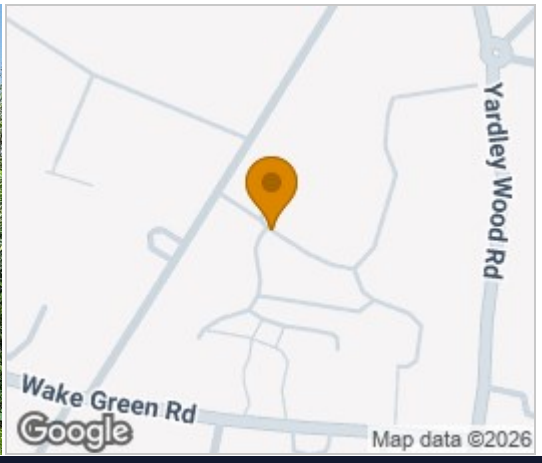


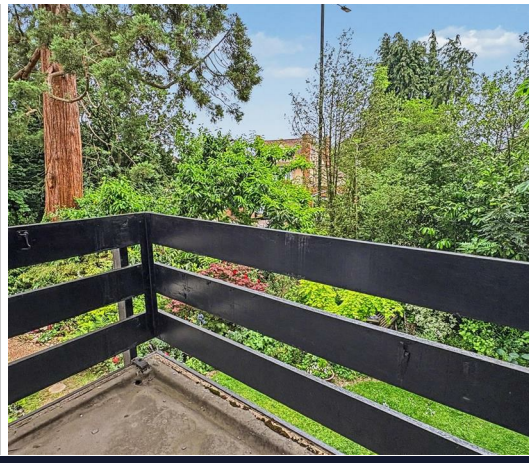




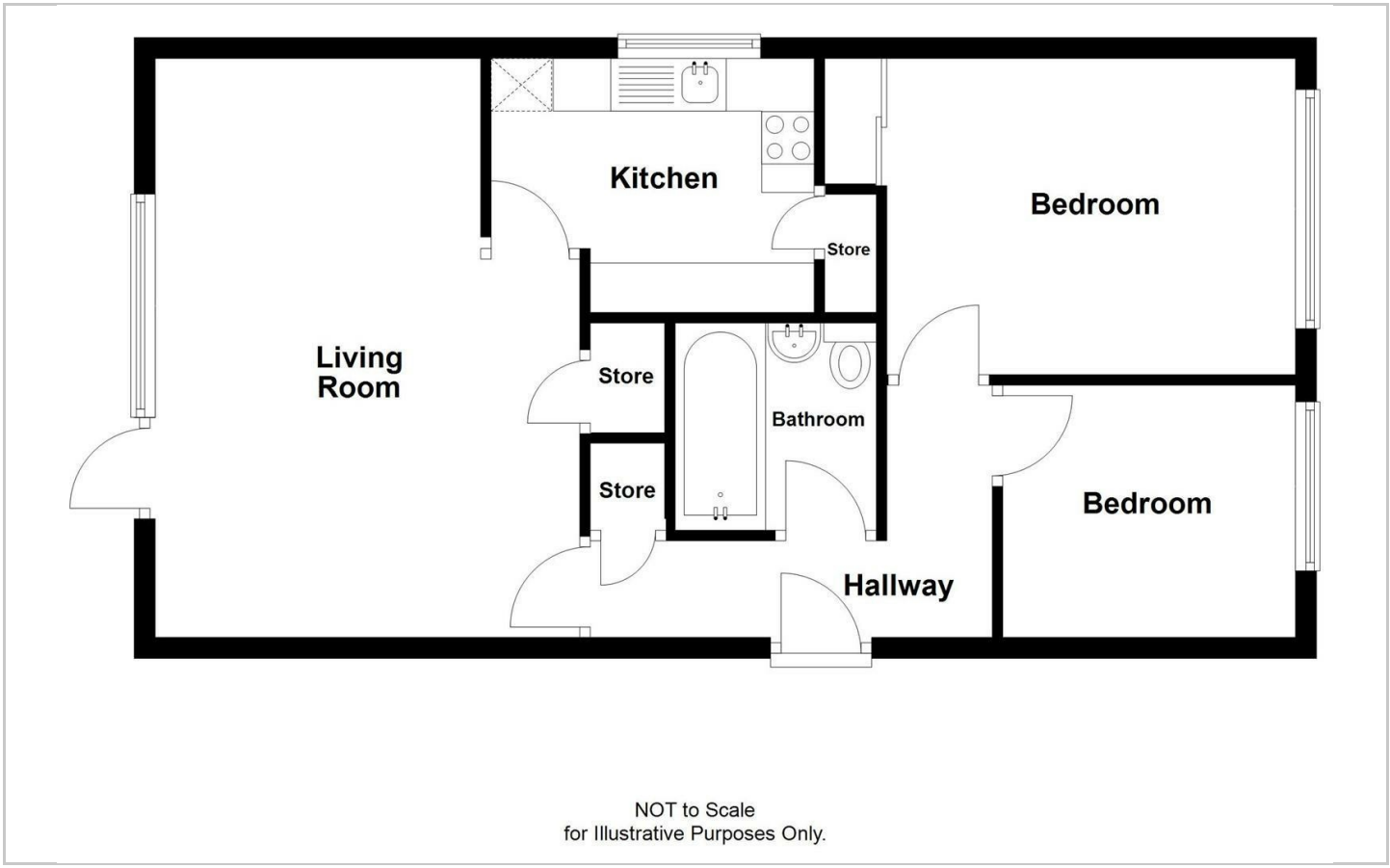








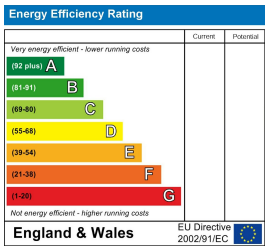
Floor Plan

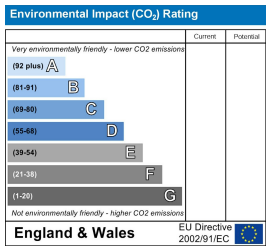


Viewing

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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