



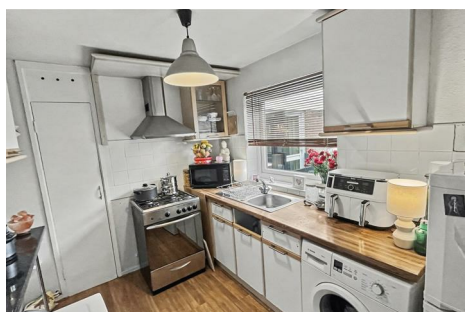
Flat 16 Bucknall Court Wake Green Park

Moseley, Birmingham, B13 9XR

Offers Over £165,000



BEAUTIFUL TWO BEDROOM APARTMENT, IN LEAFY WAKE GREEN PARK This lovely apartment is on the second floor, located on the ever popular Wake Green Park development in Moseley among delightful landscaped communal gardens. Close to Moseley Village, with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre and the new Moseley Train Station which take 12 minutes to get into the City Centre. In brief, this bright second floor flat consists of; hallway, spacious open plan living/dining room with patio doors, with built in shutters, giving access onto the balcony and overlooking communal gardens, kitchen, two bedrooms and bathroom. Energy Efficiency Rating D. The property further benefits from double glazing, gas central heating, leafy gardens with residents parking and a garage in a separate block. To arrange your viewing of this lovely apartment please contact our Moseley office.



Approach

Approach this second floor two bedroom property via a communal front entrance door with communal parking area and leading to wooden front entry door opening into communal hallway with stairs giving rise to the second floor landing with wooden front entry door opening into:

Hallway

With wooden laminate to flooring, door opening into storage cupboard providing useful storage, wall and ceiling light points, central heating radiator and doors opening into:

Living Room

17'4" x 12'9" (5.29 x 3.91)

With continued wood effect laminate to flooring, two central heating radiators, two ceiling light points, double glazed patio doors with in-built shutters to the balcony area overlooking the communal grounds, door opening into storage cupboard providing useful storage and door opening into:

Balcony

With artificial grass, wooden surround and door opening into storage cupboard providing useful storage.

Kitchen

10'2" x 7'6" (3.11 x 2.30)

With continued wood effect laminate to flooring, central heating radiator, wall mounted 'Ferrolti' combination boiler, double glazed window to the side aspect, ceiling light point, wall and base units with marble effect work surfaces, tiling to splash backs, stainless steel sink and drainer with mixer tap over, space facility for washing machine, fridge freezer, space for cooker hob with extractor over, tiled splash backs and door opening into pantry.

Bedroom One

12'11" x 9'11" (3.94 x 3.04)

With continued laminate wood effect flooring, double glazed window to the side aspect, ceiling light point, dado rail, central heating radiator and built-in wardrobe providing useful storage.

Bedroom Two

9'10" x 7'2" (3 x 2.20)

With wooden laminate to flooring, ceiling and wall mounted light points, central heating radiator and double glazed window to the side aspect.

Bathroom

6'1" x 5'10" (1.86 x 1.80)

With tiled flooring, tiled surround, three piece white bathroom suite comprising low flush WC, sink on

pedestal with mixer tap over, panel bath with two taps over and shower attachment above, ceiling light point, wall mounted extractor and central heated towel rail.

Communal Grounds

Wrapping around the development and being laid mainly to mature lawn with mature trees, plants and shrubs to borders.

Tenure

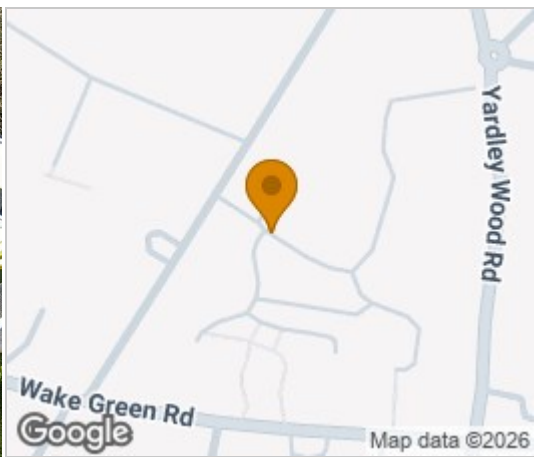
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 83 years, the ground rent is a peppercorn amount and the service charges are approximately £169.50 per calendar month (subject to confirmation from your legal representative).

Council Tax Band

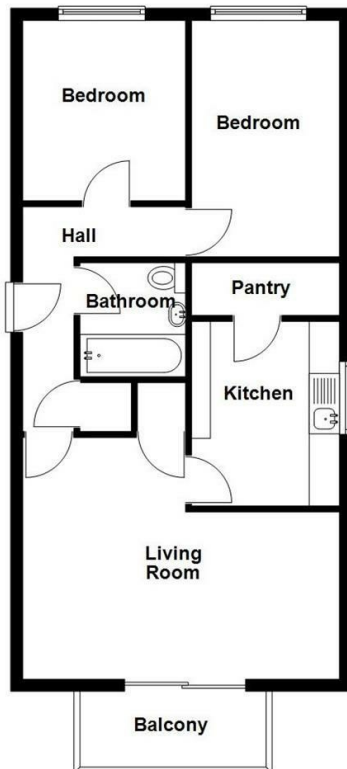
According to the Direct Gov website the Council Tax Band for Flat 16 Bucknall Court, Wake Green Park Moseley, Birmingham, B13 9XR is band B and the

annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





Floor Plan



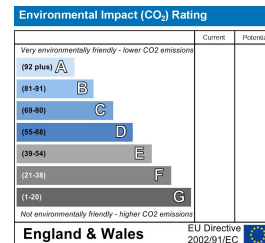
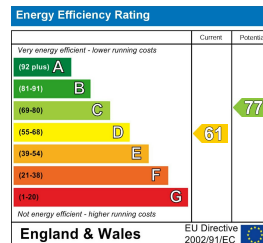
NOT to Scale
for Illustrative Purposes Only.

Plan produced using PlanUp.

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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