



17 Kings Hall, 53 Wake Green Road

, Birmingham, B13 9HW

Offers Over £160,000



We are pleased to offer this impressive ground floor one bedroom apartment located in this prestigious gated development off the Wake Green Road in Moseley. Offering excellent access to the popular Moseley Village located within easy reach of all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. The accommodation on offer briefly comprises; gated grounds with secure allocated parking space, bike storage, communal entrance, entrance hallway, good size lounge with contemporary kitchen off with integrated appliances, separate WC, bedroom and a contemporary shower suite. The property further benefits from double glazing, electric heating and no upward chain. Energy Efficiency Rating TBC To arrange your viewing please call our Moseley office to fully appreciate the accommodation on offer.



Approach

With front entrance door opening in to:

Hallway

With Laminate oak wood effect floor covering, ceiling spot lights, decorative arch, intercom system, doors giving access to the bedroom with further en-suite, WC, storage cupboard and door opening in to:

Open Plan Living Room/Kitchen

15'9" x 25'0" x 14'9" x 9'1" (4.82m x 7.63m x 4.50m x 2.77m)

L-Shaped Room

With Laminate oak wood effect floor covering, three ceiling light points, ceiling spot lights, two electric storage heaters, double glazed PVC window to the side aspect and double glazed solid wood door with accompanying windows to the side aspect.

Kitchen Area

With a selection of wooden effect wall and base units with silver handles, stone based work surfaces, sink and drainer with hot & cold mixer tap over, integrated fridge/freezer, washing machine, dishwasher, AEG microwave into unit, AEG induction hob with AEG grill/oven under and extractor fan over.

Bedroom

9'6" x 10'7" (2.92m x 3.25m)

With light oak effect floor covering, ceiling light point, electric storage heater, double-door storage space - providing both clothes hanging and shelved storage options, double glazed PVC window to the front aspect and further door opening in to:

En-Suite Bathroom

5'8" x 8'2" (1.74m x 2.51m)

With tiling wall to floor covering, ceiling spot lights, sink with hot & cold, bath with mixer tap over and shower above, shaver port, wall mounted mirror and extractor fan.

WC

5'6" x 3'0" (1.68m x 0.92m)

With Laminate oak effect floor covering, tiling to splash backs, ceiling light point, low flush WC, free standing sink with separate hot & cold taps and extractor fan.

Storage Cupboard

Providing useful storage space and homing the water tank.

Tenure

(We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 129 years, the ground rent is approximately £188 per annum and the service charges are approximately £2,350 per annum (subject to confirmation from your legal representative).

Council Tax

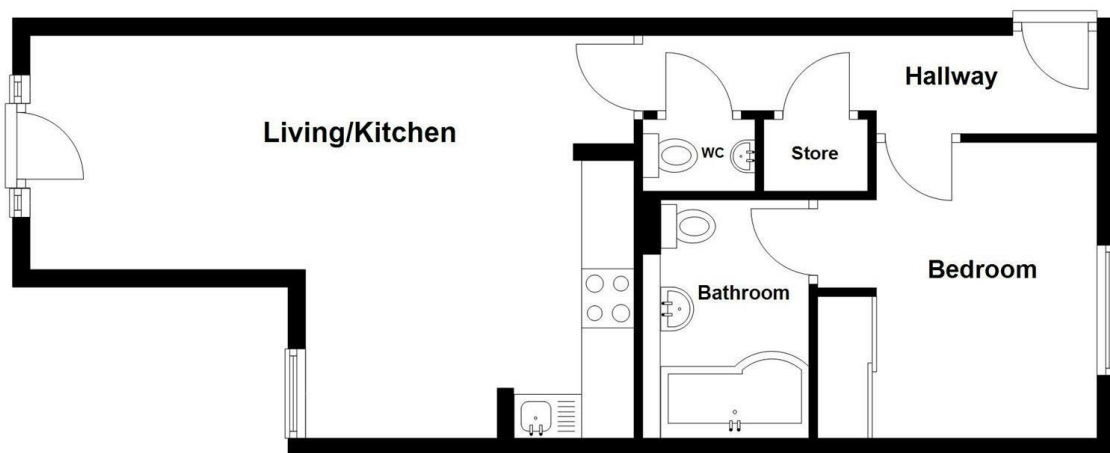
According to the Direct Gov website the Council Tax Band for 17 Kings Hall, 53 Wake Green Road, Birmingham, West Midlands, B13 9HW is band D and the annual Council Tax amount is approximately £2,237.00 subject to confirmation from your legal representative





Floor Plan

Ground Floor

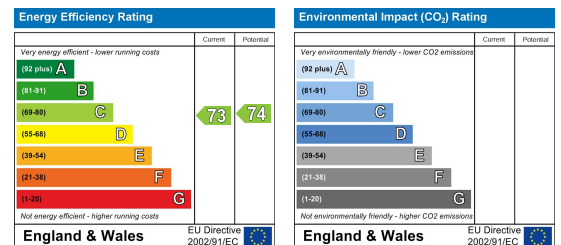


NOT to Scale
for Illustrative Purposes Only.

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



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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