Rice Chamberlains
ESTATE AGENTS LLP

Stanley Court Wake Green Park

, Birmingham, B13 9XZ

Offers In The Region Of £165,000

2 1 1 C

A lovely two bedroom ground floor flat with no upward chain, which is located on the ever popular Wake Green Park development in Moseley. Providing good access to nearby Moseley Village with all the associated amenities such as cafes, pubs, restaurants, community hubs and green spaces as well as being close to local transport links into the City Centre with the bus route and the Moseley train station. The property benefits from full double glazing, central heating and the accommodation briefly comprises; entrance hallway with storage cupboard, spacious living/dining room with patio doors to access to the communal gardens, fitted modern kitchen, two bedrooms, bathroom and a garage in a separate block, set within leafy shared gardens. Energy Efficiency Rating C. To truly appreciate this flat, please call our Moseley office to arrange a viewing!

Approach
With front entrance door opening into:

Hallway
L-Shaped with Laminate wood effect floor covering, ceiling light point, central heating radiator and solid wood panelled doors providing access to bedroom one, bedroom two, bathroom and living room with further kitchen.

Living/Dining Room
17'10" x 13'1" x 9'1" (5.46m x 4.01m x 2.79m)
With Laminate wood effect floor covering, two ceiling light points, central heating radiator, dual aspect double glazed PVC windows to the rear and side aspect, single patio door opening out to the ground floor decking and communal areas, and further solid wood glass panelled door opening into:

Kitchen
8'1" x 8'5" (2.48m x 2.58m)
With continued Laminate wood effect floor covering, ceiling light point, white tiling to splashbacks, a selection of wall and base units with silver handles, black stone effect work surfaces, integral induction hob with oven/grill under and extractor fan over, stainless steel sink and drainer with hot & cold mixer tap over, space facility for fridge freezer and under-counter dishwasher, wall mounted shelving, in-built storage cupboard homing the Worcester boiler and double glazed PVC window to the side aspect.

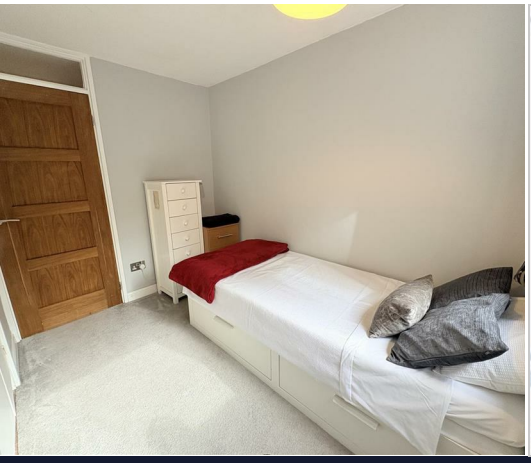
Bedroom One
12'9" x 16'5" x 8'11" (3.89m x 5.01m x 2.74m)
Slight L-Shape with carpet to floor covering, two ceiling light points, central heating radiator, in-built storage cupboard providing useful clothes hanging and shelved storage space and double glazed PVC window.

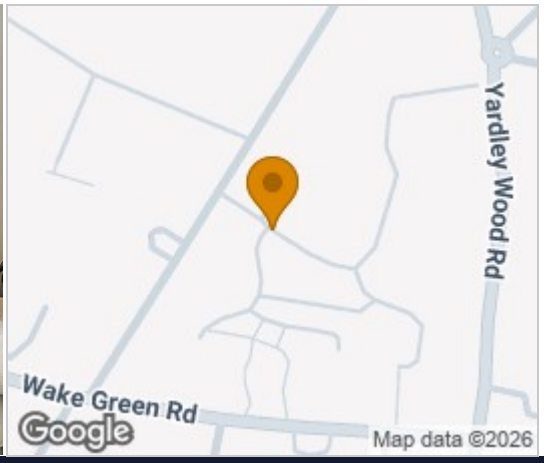
Bedroom Two
6'7" x 9'7" (2.02m x 2.93m)
With carpet to floor covering, ceiling light point, central heating radiator, in-built storage cupboard and double glazed PVC window to the front aspect.

Bathroom
5'1" x 6'2" (1.55m x 1.9m)
With marble style tile wall to floor covering, ceiling light point, central heating towel radiator, elevated platform walk-in shower cubicle with handheld and overhead shower attachments, low flush WC, wall mounted mirrored storage unit, sink in vanity unit with mixer hot & cold waterfall tap and useful shelved storage under.

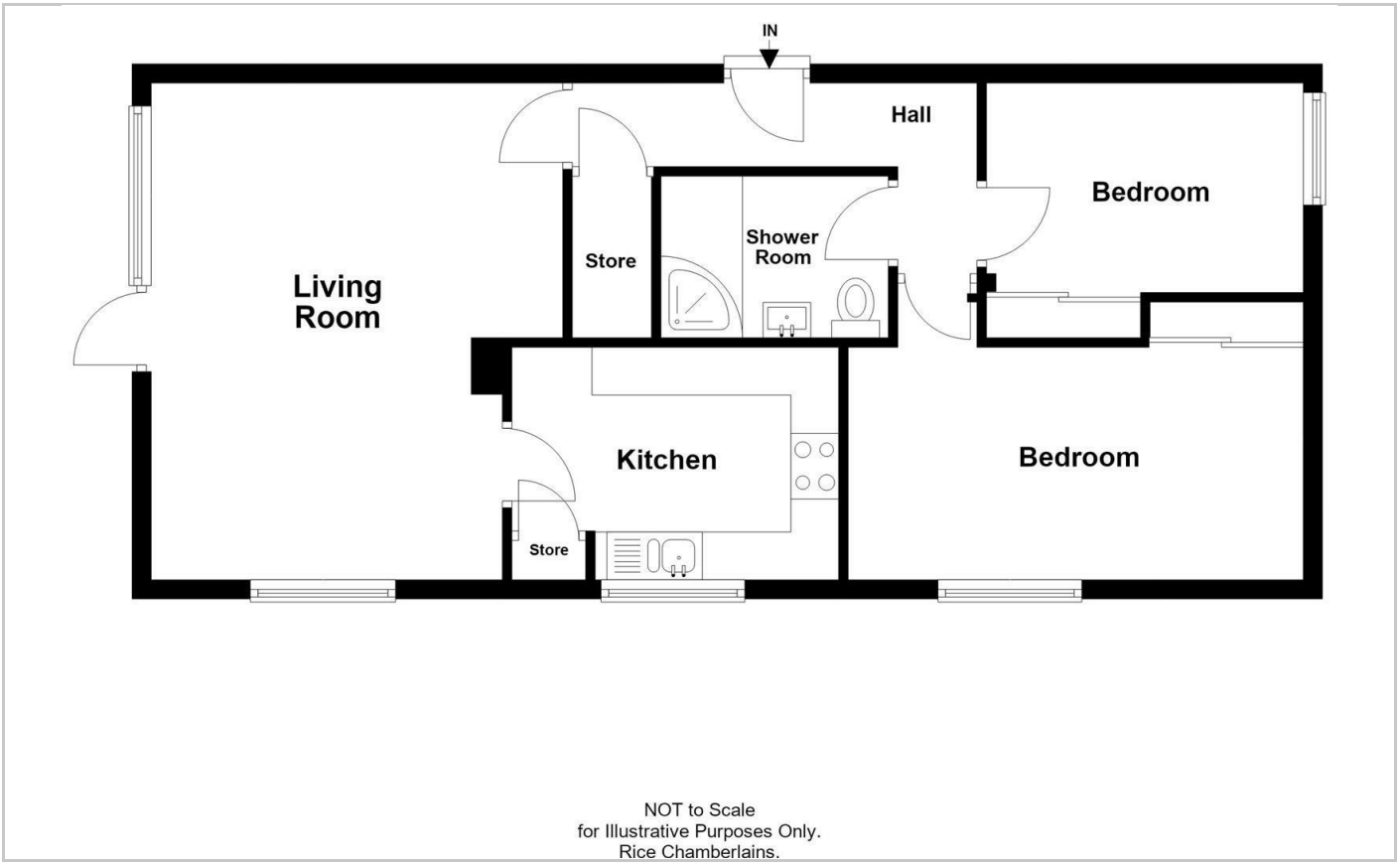
Tenure
We have been informed by our vendors the property is Leasehold and has a remainder of 995 years left on the lease, with the ground rent being approximately £10.00 per annum and the service charges are approximately £2,142.44 per annum (subject to confirmation from your legal representative).

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





Floor Plan



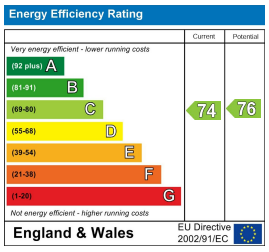
Viewing

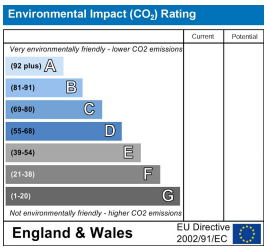
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk