



Flat 4 Browns Court

Moseley, Birmingham, B13 9XU

Offers Over £100,000



****FIRST FLOOR FLAT IN THE POPULAR WAKE GREEN PARK DEVELOPMENT IN MOSELEY!! **** We are delighted to offer the market this first floor studio flat that has been reconfigured to make an open plan living space and private bedroom area. Located on the ever popular, leafy and secure Wake Green Park in Moseley offering close links to Moseley Village with all of it's associated amenities including cafes, bars, restaurants and shopping facilities and good transport links into the City Centre. The property benefits being close to the new Moseley Train Station which has recently opened. The property also benefits from double glazing and a garage in a separate block and in brief comprises of; well manicured communal grounds, hallway, open plan living and kitchen area with sliding patio doors giving access to a private balcony, bedroom area with a window and bathroom. Energy Efficiency Rating D.

****PLEASE NOTE**** This property was previously a studio apartment and has been converted into a one bedroom flat**



Approach

This first floor flat is approached via a front entry door with stairs giving rise to the first floor accommodation with front entry door opening into:

Entrance Hallway

With laminate wood effect floor covering, door opening into useful storage cupboard housing water tank and further doors opening into:

Open Plan Living and Kitchen

11'10" (max to rear of units) x 17'3" (max) (3.61m (max to rear of units) x 5.26m (max))

With continued wood effect laminate floor covering, two ceiling light points, double glazed sliding door giving access to the balcony area and wall mounted electric radiator. Kitchen area with a selection of matching wall and base units with integrated oven, four ring burner hob and extractor over, stainless steel sink and drainer with mixer tap over, further double glazed window to the side aspect, space facility for washing machine and space facility for fridge freezer.

Balcony

With a sunny balcony to the side aspect.

Bedroom

7'10" x 9'8" (2.40 x 2.95)

With a sliding door opening into bedroom with a double glazed window to the side aspect and ceiling light point.

Bathroom

5'5" x 6'1" (1.66 x 1.86)

With tiling to walls, ceiling light point, wall mounted

extractor fan, wall mounted electric shower attachment, bath with two taps over, wash hand basin set in vanity unit with mixer tap over, low flush push button WC, tiling to flooring and a wall mounted shaving point.

Garage

Not inspected.

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 approximately £10.00 per annum and the service charges are approximately £1,553.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

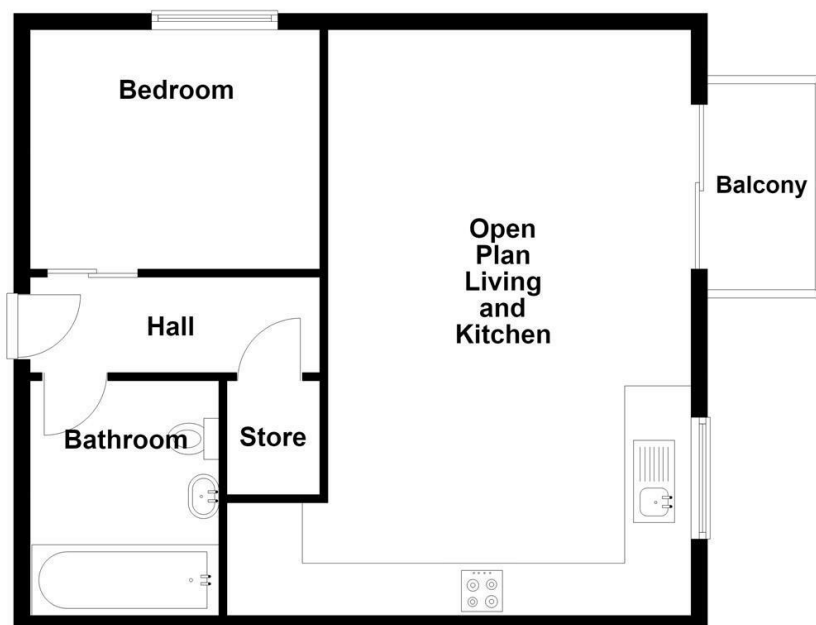
According to the Direct Gov website the Council Tax Band for Browns Court, Wake Green Park, Moseley, Birmingham B13 9UX is band A and the annual Council Tax amount is approximately £1,205.50 subject to confirmation from your legal representative.





Floor Plan

Ground Floor

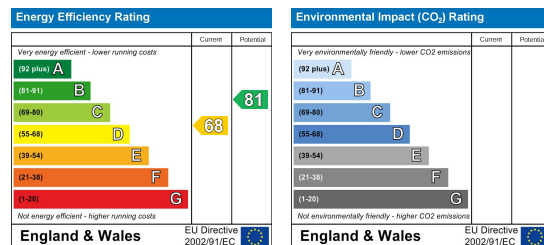


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk