Rice Chamberlains
ESTATE AGENTS LLP



Flat 28 Sorrento Court Wake Green Road

Moseley, Birmingham, B13 9HB

£700 Per Month

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Approach
Approach this top floor one bedroom apartment via communal fore garden area via communal front entry door opening into communal hallway with access into day room, warden control, lift and stairs access to top floor and further front entry door opening into:

Hallway
With ceiling light point, wall mounted pull alarm system, door opening in to useful and spacious storage cupboard with electric fuse box and further door opening into:

Living Room
With ceiling light point, two wall mounted light points, decorative electric fireplace, wall mounted electric storage heater, ceiling mounted alarm pull cord, double glazed window giving views to the front aspect and obscured glazed double doors opening into:

Kitchen
7'7" (max) x 8'8" (max) (2.31 (max) x 2.64 (max))
With tiled floor covering and being fitted with a selection of matching wall and base units, tiling to splash back areas, ceiling light point, stainless steel sink unit and drainer with mixer tap over, integrated electric oven, integrated four ring burner gas hob with chimney style extractor hood over, space facility for low level fridge, space facility for low level fridge/freezer and double glazed window overlooking the front aspect.

Bedroom
9'2" (max) x 13'7" (max) (2.79 (max) x 4.14 (max))
With wall mounted electric storage heater, two wall mounted light points, double glazed window overlooking the front aspect, ceiling mounted alarm pull cord and mirrored fronted integrated wardrobe.

Shower Room
5'6" x 6'8" (1.68 x 2.03)
With tiled flooring, push button low flush WC, walk-in double shower unit with wall mounted electric shower unit, wash hand basin set into vanity unit, tiling to walls, ceiling mounted spotlights, wall mounted strip light point and wall mounted electric heated towel rail.

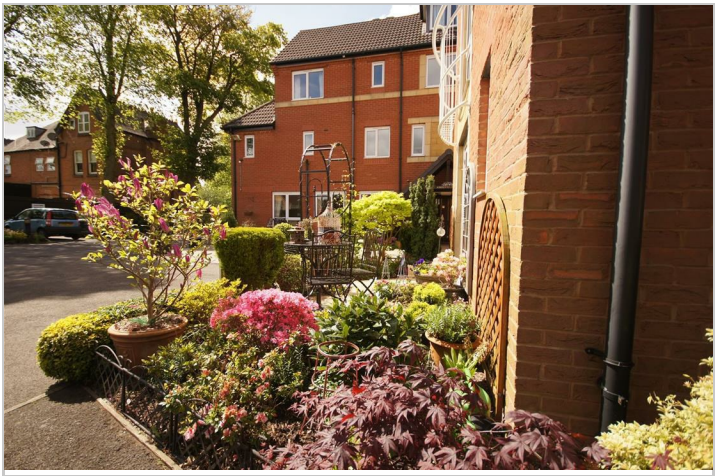
Communal Gardens
With well maintained communal areas wrapping around the development with mature lawned areas with a selection of decorative trees, plants and shrub.

Residents Laundry Room

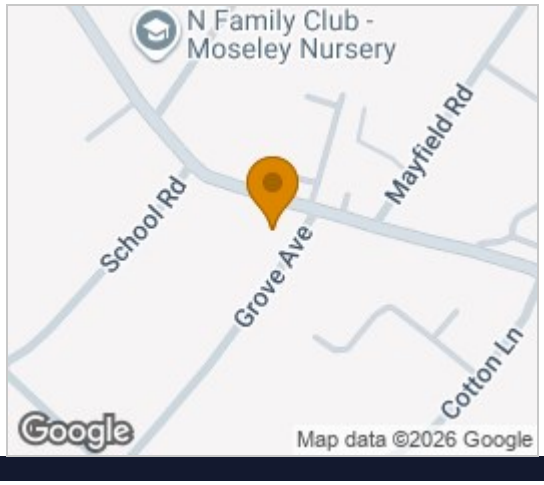
Council Tax Band
According to the Direct Gov website the Council Tax Band for Flat 28 Sorrento Court, Wake Green Road, Moseley, Birmingham, West Midlands, B13 9HB is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.



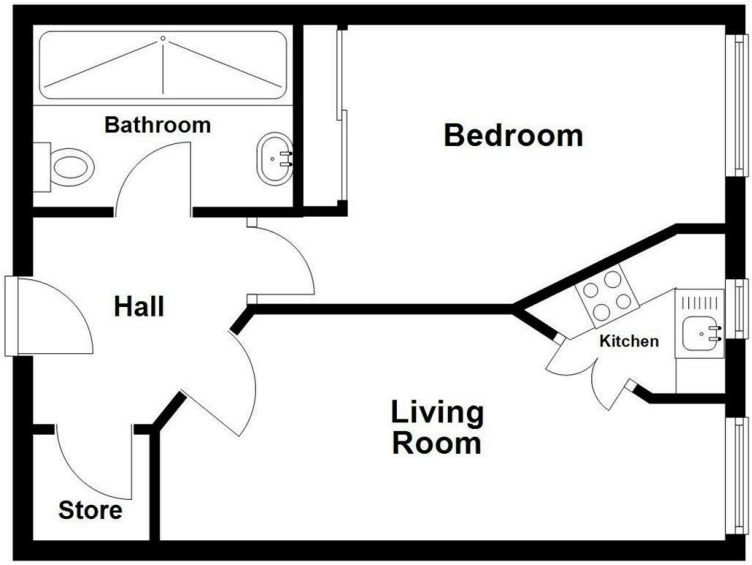








Floor Plan



NOT to Scale
for Illustrative Purposes Only.

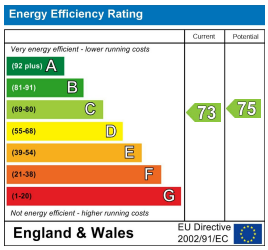
Viewing

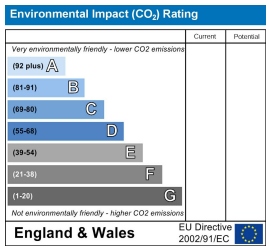
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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.

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