Rice Chamberlains
ESTATE AGENTS LLP

8 Michael Blanning House Wake Green Park

, Birmingham, B13 9XS

Offers Over £125,000

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***RECENTLY RENOVATED THROUGHOUT* ONE BEDROOM FLAT IN LEAFY WAKE GREEN PARK DEVELOPMENT IN MOSELEY WITH NO CHAIN! ***
A well presented one bedroom top floor flat located within the highly regarded 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, with bus stops conveniently allocated on Wake Green Road and Yardley Wood Road with routes into areas such as Solihull, Shirley, Acocks Green, Five Ways and into the City Centre as well as the new Moseley train station that has opened! In brief, this bright top floor flat consists of; hallway, spacious open plan living/dining room kitchen, with useful storage/ pantry space, bedroom and recently refitted bathroom. Energy Efficiency Rating C. The property further benefits from double glazing, gas central heating, leafy gardens with residents parking. It is a great opportunity for first time buyers, those downsizing and investors! To arrange your viewing please contact the Moseley office.

Approach

Hallway
With recessed spots to ceiling, central heating radiator, loft access point, LVT flooring, door opening into storage cupboards and further doors opening into:

Bedroom
11'9" x 11'5" x 9'6" (3.6 x 3.5 x 2.9)
With recessed spots to ceiling. LVT flooring, central heating radiator, built-in wardrobe and double glazed window to the front aspect.

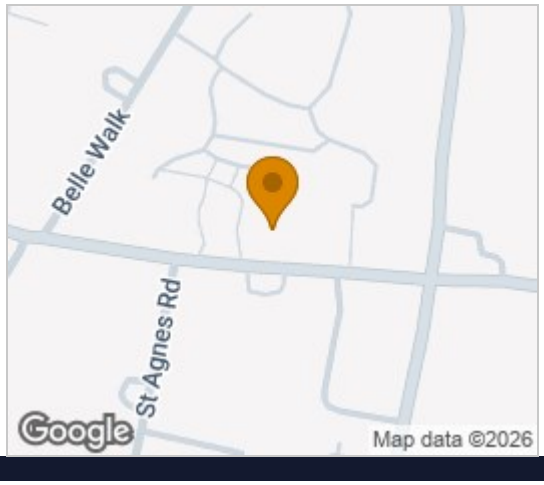
Living Room
10'0" x 16'2" x 18'6" (3.05 x 4.95 x 5.66)
With recessed spots to ceiling, LVT flooring, central heating radiator, double glazed window to the rear aspect and door opening into:

Kitchen
5'11" x 13'8" (1.81 x 4.18)
With recessed spots to ceiling, central heating radiator, tiled flooring, double glazed window to the rear aspect, door opening into use pantry, a selection of matching wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, tiling to splash backs, in-built oven with four ring burner gas hob with stainless steel extractor over, space for fridge freezer and washing machine and wall mounted Gloworm boiler.

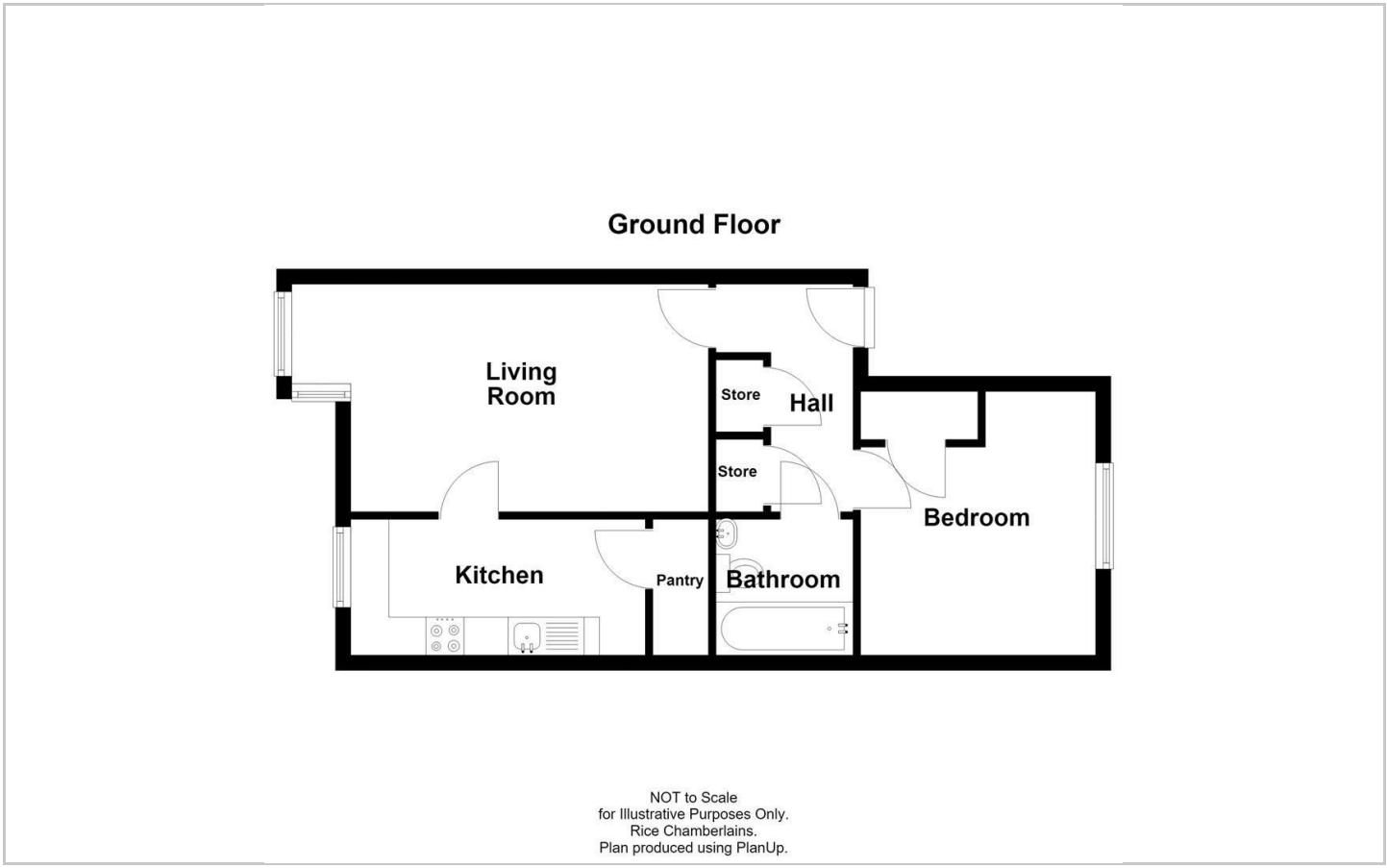
Bathroom
6'9" x 5'6" (2.06 x 1.7)
With recessed spots to ceiling, tiled floor and walls, wash hand basin in vanity unit with mixer tap and storage below and with a hidden cistern push button low flush WC, panel bath with mixer tap over, glass shower screen and wall mounted shower over, heated chrome radiator and shaver point.

Tenure
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 112 years, the ground rent is approximately £100.00 per annum and the service charges are approximately £1,838.00 per annum (subject to confirmation from your legal representative.

Council Tax Band
According to the Direct Gov website the Council Tax Band for 8 Michael Blanning House, Wake Green Park, Moseley, Birmingham, B13 9XS is band A and the Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative.



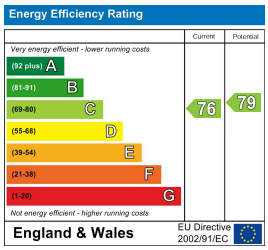
Floor Plan

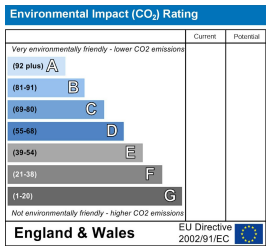


Viewing

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

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