



Flat 12, Michael Blanning House Wake Green Park

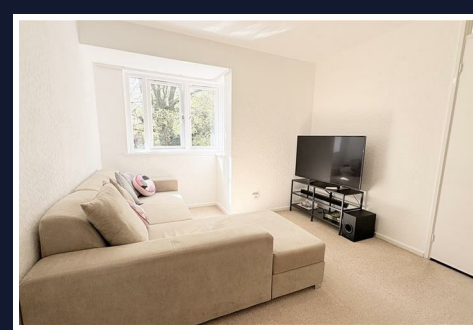
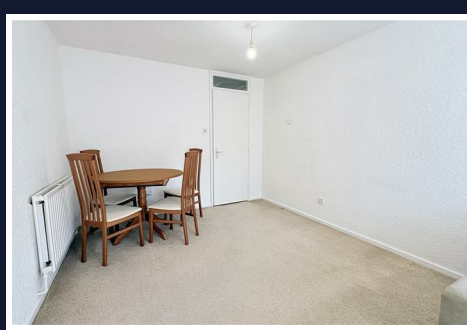
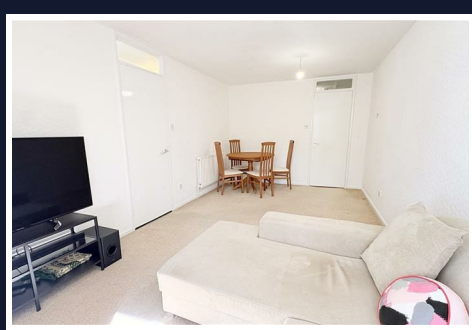
Moseley, Birmingham, B13 9XS

Offers In The Region Of £125,000



*** SPACIOUS ONE BEDROOM FLAT IN LEAFY WAKE GREEN PARK DEVELOPMENT IN MOSELEY WITH POTENTIAL OF 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, bedroom and 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

With a front entry door opening into:

Hallway

With two storage cupboards, ceiling light point, central heating radiator, wall mounted intercom system, loft access point and doors opening into:

Bathroom

5'8" x 6'9" (1.75 x 2.08)

With lino to flooring, ceiling light point, central heating radiator, extractor fan, ceiling to splash backs, bath with two taps over and Triton shower over, low flush WC and wall mounted sink with two taps over.

Living Room

10'0" x 16'3" x 18'7" (3.07 x 4.96 x 5.67)

With two ceiling light points, central heating radiator, double glazed window to the rear aspect and door opening into:

Kitchen

13'8" x 5'10" (4.19 x 1.80)

With lino to flooring, two ceiling light points, double glazed window to the rear aspect, central heating radiator, base units with work surfaces over incorporating stainless steel sink and drainer with two taps over, space for cooker and fridge freezer, wall mounted Gloworm boiler, tiling to splash backs and door opening into storage cupboard with ceiling light point, in-built shelving and space for washing machine.

Bedroom

I-shaped 11'10" x 9'7" x 11'9" (I-shaped 3.62 x 2.94 x 3.59)

With ceiling light point, central heating radiator,

built-in wardrobe and double glazed window to the front aspect.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 111 years, the ground rent is approximately £50.00 per annum and the service charges are approximately £944.09 every six months (£1,888.18 per annum) (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for 12 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.



