Rice Chamberlains
ESTATE AGENTS LLP

22 Charles Court Wake Green Park

, Birmingham, B13 9YW

Offers Over £155,000

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****TWO BEDROOM, FIRST FLOOR FLAT IN THE POPULAR, LEAFY WAKE GREEN PARK DEVELOPMENT IN MOSELEY!!** A well presented flat with a delightful balcony located within the highly regarded Wake Green Park development in Moseley among lovely landscaped communal gardens. Close to Moseley Village, with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre and the new Moseley Train Station. In brief, this bright and airy first floor flat consists of; hallway, spacious open plan living/dining room with doors leading out onto the balcony overlooking the leafy grounds, sleek kitchen, two bedrooms and bathroom. Energy Efficiency Rating TBD. The property further benefits from double glazing, gas central heating, leafy gardens with residents permit parking and access to a garage in a separate block. Contact our Moseley office today for a viewing!**

Approach
The property is accessed via a secure communal entrance leading to the private front door. Upon entry, a central hallway provides access to all principal rooms.

Hallway
A central hallway offering access to the living room, kitchen, both bedrooms, and bathroom.

Living Room / Dining Room
12'11" x 17'10" x 9'3" (l-shaped). (3.95 x 5.44 x 2.84 (l-shaped).)
A spacious and versatile open-plan living/dining area featuring carpeted flooring, two ceiling light points, and a central heating radiator. The room benefits from an L-shaped layout, a useful storage cupboard, and double glazed uPVC French doors opening onto a private balcony, allowing for plenty of natural light.

Kitchen
8'2" x 9'3" (2.49 x 2.83)
A well-appointed kitchen fitted with a range of wall and base units with white doors and silver handles, complemented by tiled splashbacks. Features include an integrated induction hob with oven/grill and extractor over, an acrylic sink with drainer, and space for a washing machine and fridge freezer. Additional benefits include a ceiling light point and a double glazed window to the rear aspect.

Bedroom One
12'9" x 8'11" (3.89 x 2.72)
A well-proportioned double bedroom featuring carpeted flooring, a central heating radiator, and a ceiling light point. The room benefits from double glazed windows to the front aspect and excellent built-in storage, including a wardrobe with hanging and shelving space, as well as a second cupboard housing the Worcester boiler.

Bedroom Two
6'8" x 9'7" (2.04 x 2.93)
A comfortable second bedroom with carpeted flooring, ceiling light point, and central heating radiator. The room includes a built-in wardrobe with shelving and hanging space and benefits from a double glazed window to the front aspect overlooking communal grounds.

Bathroom
5'6" x 6'3" (1.68 x 1.91)
A modern bathroom suite comprising a panelled bath with overhead shower, wash hand basin with mixer tap set within a vanity unit, and a low-level WC. Finished with tiled walls and flooring, the space also includes a heated towel rail, extractor fan, ceiling light point, and wall-mounted mirror.

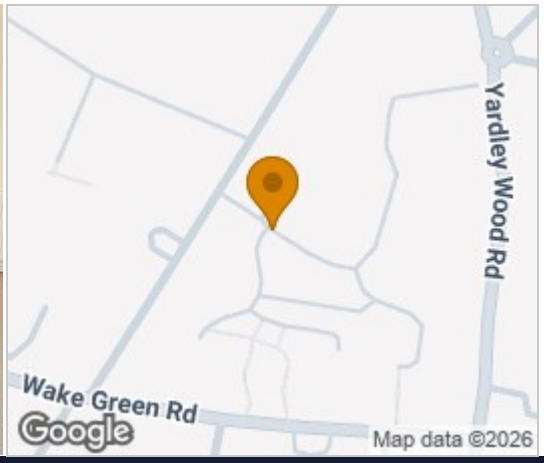
Additional Features
The property benefits from gas central heating, double glazing throughout, built-in storage solutions, and access to a private balcony overlooking communal grounds.

Garage
Garage in separate block, not inspected.

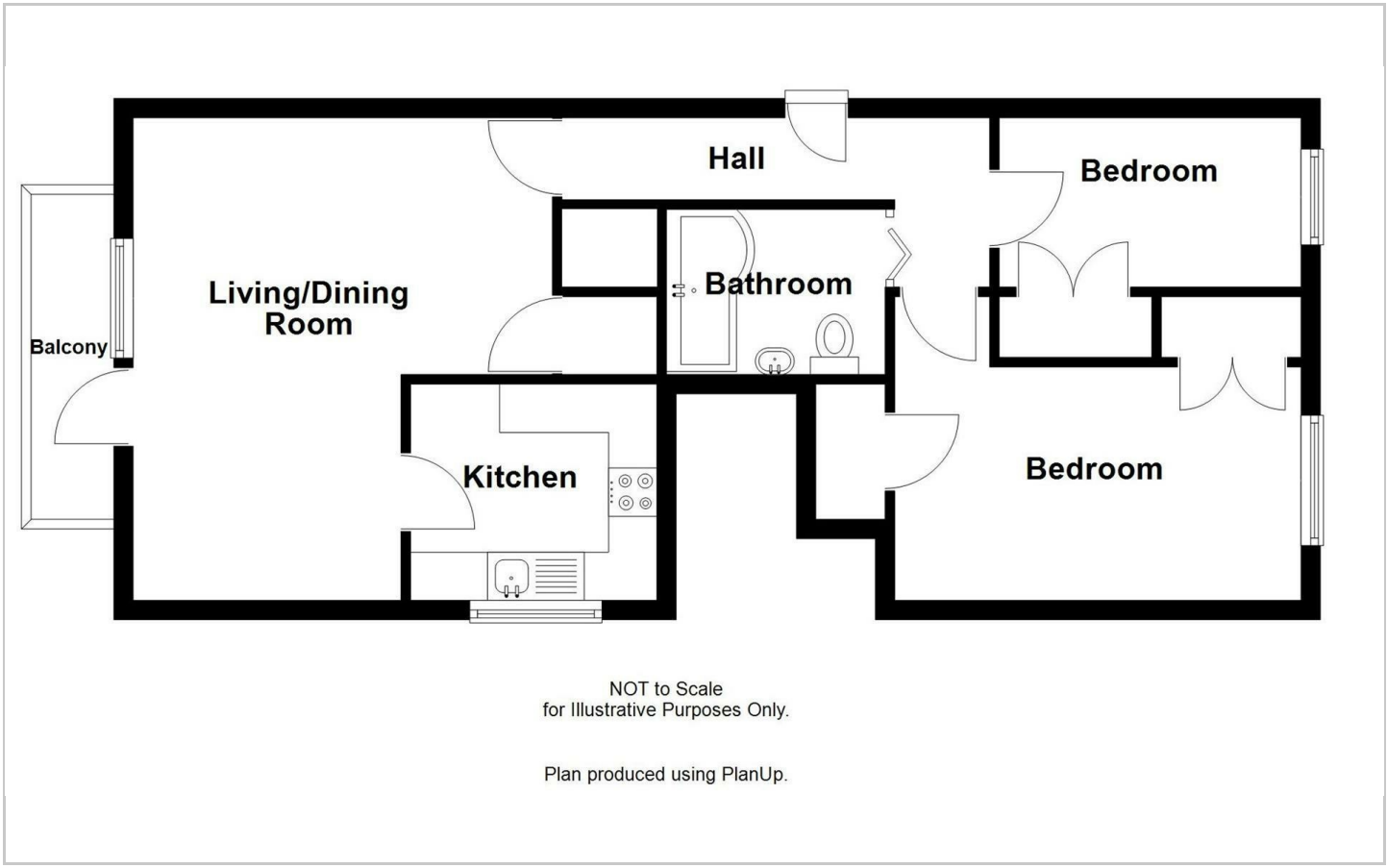
Tenure
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 999 years, the ground rent is approximately £0 per annum and the service charges are approximately £2,136.00 per annum (subject to confirmation from your legal representative.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 22 Charles Court, Wake Green Park, Moseley, Birmingham, B13 9YW is band B and the Council Tax amount is approximately £1,830.25 subject to confirmation from your legal representative.



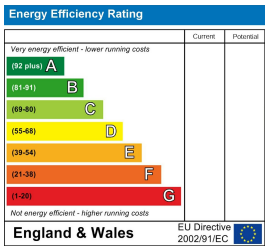
Floor Plan

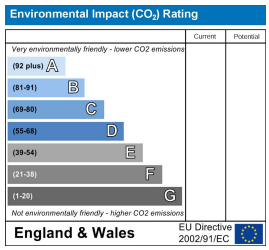


Viewing

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

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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