



Flat 3 Oulsnam Court Wake Green Park

Moseley, Birmingham, B13 9XT

Guide Price £160,000



Lovely two bedroom, ground floor Flat located on the ever popular Wake Green Park development in Moseley. Being ideally located for access into Moseley Village with all of its associated amenities including coffee shops, cafes, restaurants, shopping facilities and also being close to the local transport links for access into the City Centre and upcoming Moseley Train Station. The property offers central heating and double glazing and the accommodation briefly comprises; well tended communal gardens, hallway, living/dining room, kitchen, two bedrooms, bathroom. The property also offers a garage in a separate block. Energy Efficiency Rating C. To arrange your viewing of this fantastic apartment please contact our Moseley office.



Approach

This ground floor two bedroom apartment is approached via a communal front entry door opening into communal hallway leading to hardwood front entry door opening into:

Hallway

With wooden laminate effect flooring, central heating radiator, ceiling light point, door opening into storage cupboard providing useful storage and single glazed door opening into:

Living/Dining Room

12'8" max x 17'3" (3.88 max x 5.28)

With two ceiling light point, double glazed door and accompanying double glazed window giving access to the rear garden, continued laminate to flooring, central heating radiator, door opening into further storage cupboard providing useful storage and further open walkway opening into:

Kitchen

12'5" max x 7'6" (3.79 max x 2.30)

With wall and base units with marble effect work surfaces, sink and drainer with mixer tap over, space for cooker, hob with extractor over, space for fridge freezer, space for washing machine, tiling surround, ceiling light point, continued laminate to flooring, double glazed window to the side aspect, door opening into cupboard housing 'Baxi' boiler and open pantry with useful storage space.

Bedroom One

9'10" x 11'1" (3.01 x 3.39)

With double glazed window to the front aspect, ceiling light point, door opening into wardrobe providing useful storage and central heating radiator.

Bedroom Two

9'10" x 7'3" (3.01 x 2.21)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bathroom

6'1" x 5'10" (1.86 x 1.80)

With tiling to flooring, white three piece bathroom suite comprising low flush WC, panel bath with mixer tap over and shower over, sink in vanity unit with mixer tap over, wall mounted extractor fan, ceiling light point, central heated towel rail and tiled floor and walls.

Communal Grounds

The communal gardens wrap around the development and are laid to mainly mature lawned areas with a varied selection of mature trees, plants and shrubs and provide a pleasant outside space.

Garage in Separate Block

Situated in the 'garage complex' and offers good size storage space with metal up and over door.

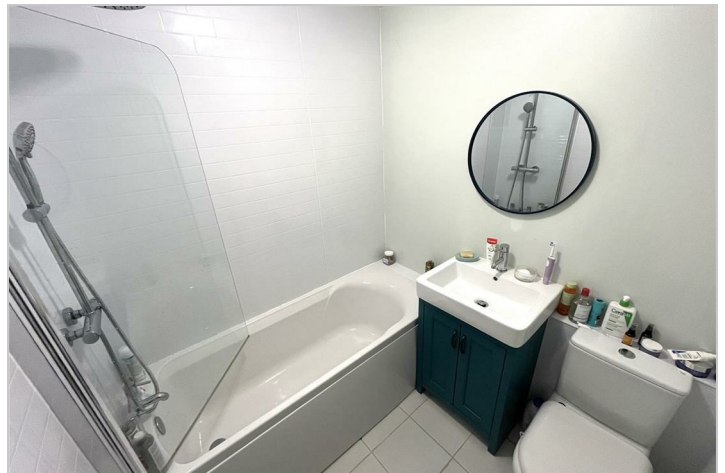
Tenure

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 £10.00 per annum and the service charges are approximately £2,040.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 3 Oulsnam Court, Wake Green Park Moseley, Birmingham, B13 9XT is band B and the

annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





Floor Plan

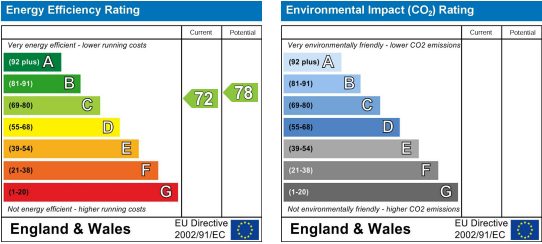
Oulsnam Court Illustrative purposes only, NOT to scale.



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.