



## Flat 4, 47 Wellesley Gardens

Moseley Birmingham, B13 9YY

Offers In The Region Of £140,000



**\*LOVELY TWO BEDROOM FLAT IN SOUGHT AFTER DEVELOPMENT\*** We are pleased to offer this well presented first floor flat, located on the ever popular Wellesley Gardens in Moseley. The area benefits being close proximity to amenities such as, grocers, doctor surgeries, restaurants and local parks like Moseley Bog and Shire Country Park. There is also the added benefit of local transport routes around Birmingham. The accommodation offered briefly comprises; leafy communal grounds, entrance hallway, spacious lounge, two bedrooms, kitchen and bathroom. The apartment also offers parking on the development and should be viewed to be fully appreciated! Energy Efficiency Rating C. To book in a viewing, contact our Moseley office today!



### Approach

The property is approached via well maintained communal grounds leading to door opening into communal hallway with stairs gives rise to the first floor with a further entry door opening into:

### Hallway

With ceiling light point, central heating, is wood effect porcelain tile flooring, two storage cupboards and doors opening into:

### Bedroom One

12'5" x 10'5" (3.8 x 3.2)

With a ceiling light point, central heating radiator, wooden flooring and two double glazed windows to the rear aspect.

### Bedroom Two

6'9" x 9'1" (2.08 x 2.79)

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

### Bathroom

5'6" x 6'9" (1.68 x 2.07)

With ceiling light point, extractor fan, towel radiator, bath with shower over and hot and cold mixer tap, sink with hot and cold mixer tap, low flush WC, tiled walls and is wood effect porcelain tiling.

### Living Room

18'7" x 10'4" (5.67 x 3.16)

With two ceiling light points, central heating radiator, double glazed window overlooking the front aspect and is wood effect porcelain tile flooring.

### Parking

Unallocated space to the rear

### Kitchen

10'8" x 7'6" (3.27 x 2.29)

With ceiling light point, double glazed window to the front aspect, wall mounted gloworm boiler, wall and base units with work surfaces over, hob, cooker with extractor over and space for dishwasher, washing machine and fridge freezer and is wood effect porcelain tile flooring .

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 174 years, the ground rent is a peppercorn amount and the service charges are approximately £1,044.36 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 4, 47 Wellesley Gardens, B13 9YY is band A and the annual Council Tax amount is approximately £1,389.17, subject to confirmation from your legal representative.

### Communal Grounds

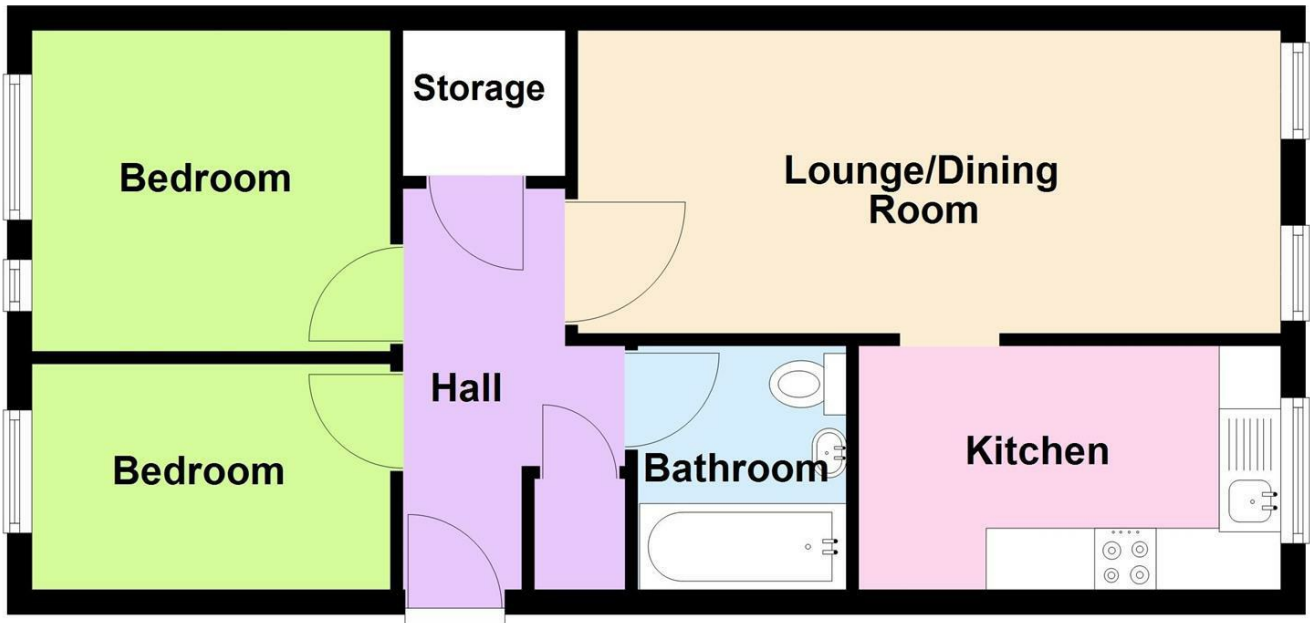
Well maintained communal grounds for residents to enjoy.





## Floor Plan

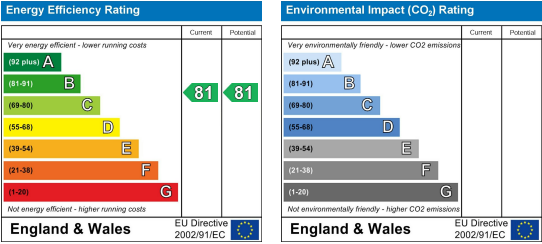
Wellesley Gardens - NOT TO SCALE - For illustrative purposes only



## 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.