Rice Chamberlains
ESTATE AGENTS LLP

Flat 17 Browns Court

Wake Green Park, Moseley, B13 9XU

Offers Over £135,000

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***BEAUTIFUL ONE BEDROOM FLAT IN SOUGHT AFTER DEVELOPMENT WITH NO CHAIN* We are pleased to offer this well presented flat, located on the ever popular Wake Green Park in Moseley. Offering a bright balcony, a combination Worcester boiler and double glazing, the accommodation offered briefly comprises; leafy communal grounds, entrance hallway, lounge with balcony access, a bedroom along with a re-fitted and modern kitchen and bathroom. The apartment has been completely refurbished and is a great blank canvas for a first home or someone looking to downsize; it also offers a garage in a separate block and should be viewed to be fully appreciated! Energy Efficiency Rating E. To book in a viewing, contact our Moseley office today!**

Approach

This top floor one bedroom apartment is approached via a communal front entry door opening into communal hallway with stairs rising to the top floor accommodation with wooden front entry door opening into:

Hallway

With ceiling light point, gas central radiator, door opening into useful storage cupboard housing fuse box and further doors opening into: Living Room/Dining Room and further kitchen, Bedroom and Bathroom

Balcony

Sliding doors to balcony which offers front views onto the quiet and leafy development.

Living/Dining Room

18'4" (max) x 10'5" (max) (5.61 (max) x 3.20 (max))

With laminate wood effect flooring, double glazed sliding doors giving access out to the rural balcony view, further double glazed window to the side aspect, two gas central radiators, two ceiling light points, one being a pendant light point and further door opening into:

Kitchen

9'7" (max) 5'10" (min) x 8'6" (max) (2.94 (max) 1.80 (min) x 2.60 (max))

Re-fitted kitchen with a matching selection of wall and based units, with a solid wood countertop, soft close drawers, white brick style tiling to splash back areas, double glazed window to the side aspect, ceramic sink with drainer and mixed tap, integrated Bosch gas hob with cooker and grill under and extractor fan over, space for fridge freezer, integrated washing machine and Worcester boiler with copper pipes boxed off within the base units with additional storage and a gas central radiator

Bedroom

9'6" x 13'1" (2.92 x 4.01)

With laminate wood effect flooring, ceiling light point, in built wardrobe for clothes hanging space and shelf storage and double glazed window to the front aspect.

Bathroom

6'7" x 5'8" (2.01 x 1.73)

With low flush WC, wall mounted vanity unit sink with mixer hot and cold tap and storage cupboard under, bath with foldable shower screen and mixer hot and cold tap and overhead shower, white brick laid style tiling to splash backs, gas central towel radiator, wall mounted extractor fan and ceiling light point.

Garage

In a separate block.

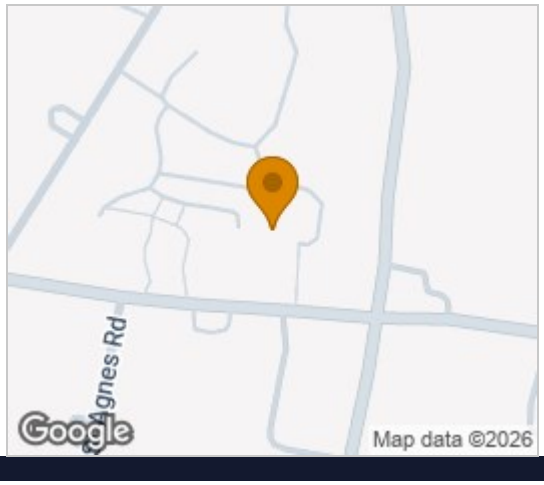
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 83 years (and will be extended to 999 years upon completion) the ground rent is approximately £10.00 per annum and the service charges are approximately £1676.86 per annum (subject to confirmation from your legal representative).

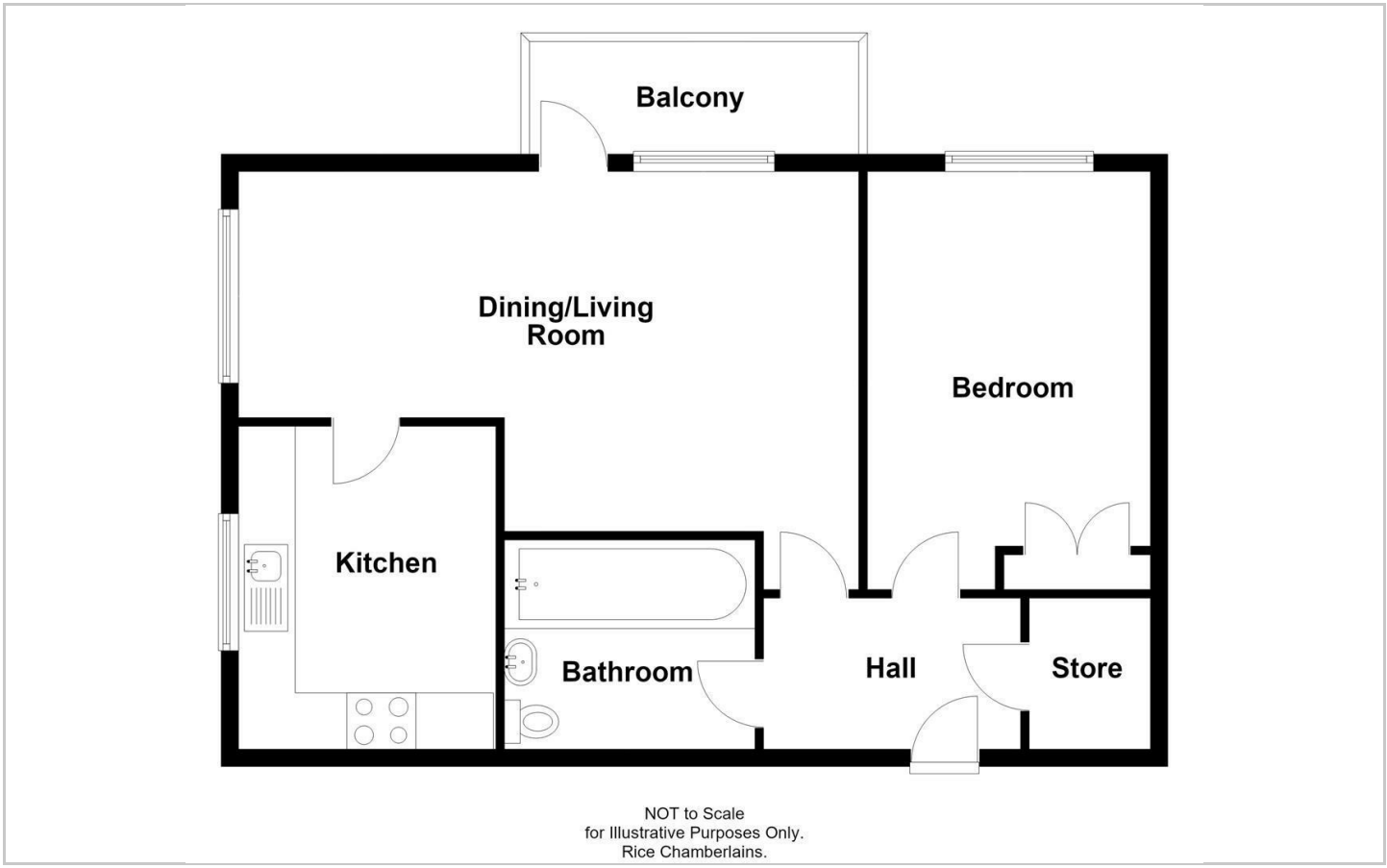
Council Tax

According to the Direct Gov website the Council Tax Band for Browns Court, Wake Green Park, Moseley,

Birmingham, B13 9XU is band A and the annual Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative.



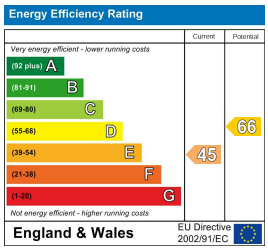
Floor Plan

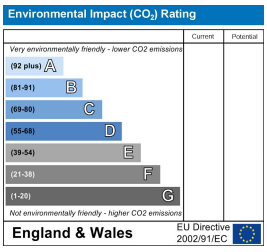


Viewing

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.

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