



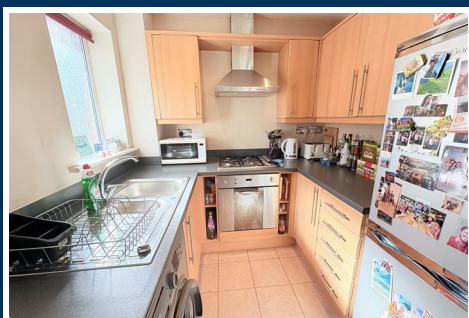
Apartment 3, 358, Brandon Court Wake Green Road

Moseley, Birmingham, B13 0BL

Offers In The Region Of £160,000



LOVELY TWO BEDROOM APARTMENT OFFERED WITH NO CHAIN We are pleased to offer to the market this beautifully presented and improved two bedroom, second floor apartment located in Moseley, ideally located for access into Moseley, Kings Heath with all of its associated amenities including coffee shops, bars, restaurants and shops and also the great transport links into the City Centre, Shirley, Hall Green and Solihull. The property benefits from double glazing and central heating and offers no upward chain and the following accommodation; communal grounds, hallway, kitchen and allocated parking space, and two good sized bedrooms. Energy Efficiency Rating C. To arrange your viewing of this lovely flat please call our Moseley branch or alternatively please visit our website for further information.



Approach

With front entrance door opening in to:

Hallway

With Laminate wood effect floor covering, ceiling light point, central heating radiator, intercom system, access to loft space (not inspected) and doors opening in to:

Living/Dining Room

16'8" x 9'10" (5.09m x 3.02m)

5.09m x 3.59m (into bay)

With carpet floor covering, two ceiling light points, two central heating radiators, double glazed PVC bay window and further double glazed PVC window to the front aspect.

Kitchen

6'11" x 7'1" (2.12m x 2.18m)

With beige tile floor covering, ceiling spot lights, a selection of grey wood effect wall and base units, grey wrap effect work surfaces, space facility for washing machine and fridge/freezer. Integral gas hob with cooker/grill under and extractor fan over, central heating radiator and double glazed PVC opaque window to the side aspect.

Bedroom One

9'0" x 10'7" x 12'10" (2.76m x 3.23m x 3.92m)

With carpet floor covering, ceiling spot lights, central heating radiator, built-in wardrobe with both clothes hanging and shelved space providing useful storage, double glazed PVC window to the rear aspect overlooking the communal garden and further door opening in to:

En-suite/Family Bathroom

5'8" x 7'1" (1.74m x 2.16m)

With Lino floor covering, white brick style tiling to walls, ceiling spot lights, central heating radiator, low flush WC, free standing sink with mixer tap over, bath with mixer tap over and shower head above, built-in shelf and cupboard.

Bedroom Two

9'6" x 7'4" (2.91m x 2.26m)

With carpet floor covering, ceiling light point, central heating radiator, storage cupboard homing the Worcester boiler and double glazed PVC window to the rear aspect.

Council Tax

According to the Direct Gov website the Council Tax Band for Apartment 3, 358, Brandon Court, Wake Green Road, Birmingham, B13 0BL is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.

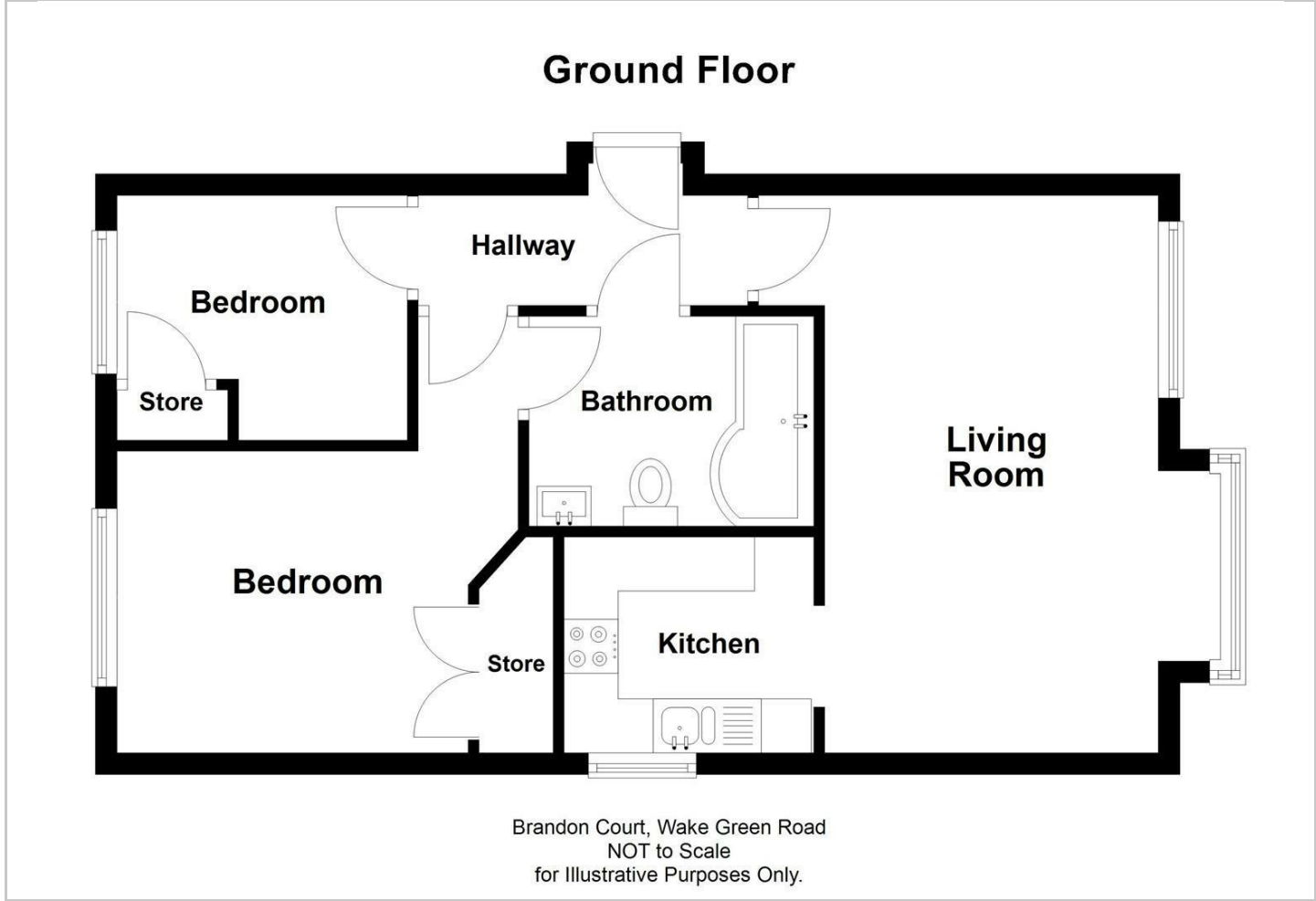
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 106 years, the ground rent is approximately £175 per annum and the service charge is approximately £1,562 per annum (subject to confirmation from your legal representative).





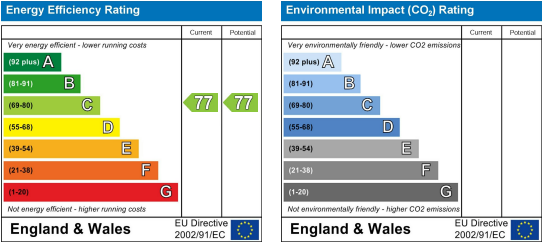
Floor Plan



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.