



Flat 11, James Court Wake Green Park

Moseley, Birmingham, B13 9XY

Offers Over £130,000



We are delighted to offer to the market this one bedroom, ground floor flat located on the popular Wake Green Park development in Moseley, with no upward chain! The location offers a quiet site as well as lovely, well maintained communal garden. Located to offer excellent access into Moseley Village with all the associated amenities including cafes, coffee shops, bars, restaurants, shopping facilities and local transport links into the City Centre and the new train station that is due to open. The property benefits from double glazing and central heating throughout and the accommodations consists of; communal gardens, entrance hallway, living room with patio door giving access to the communal gardens, fitted kitchen, shower room and a primary bedroom! The property also benefits from a garage in a separate block. Energy Efficiency Rating C. To arrange your viewing of this lovely home please call our Moseley branch on; 0121 442 4040 or please feel free to browse our website for further information; www.ricechamberlains.co.uk.



Approach

This one bedroom ground floor flat in the Wake Green Park development is approached via communal gardens with parking areas and pathway leading to a communal front entry door giving access into a well maintained hallway leading to wooden front door opening into

Entrance Hallway

With cornice to ceiling, ceiling light point, central heating radiator, wooden flooring, wooden door opening into useful storage cupboard and further wooden doors opening into:

Living Room

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

With continued wooden flooring, cornice to ceiling, two ceiling light points, two central heating radiators, double glazed window and accompanying patio door leading onto patio area and communal gardens, wooden door opening into further storage cupboard providing useful storage and further wooden door opening into:

Kitchen

6'7" x 9'8" (2.01 x 2.95)

With tiled flooring, tiling to splash back areas, a selection of matching white wall and base units with marble effect work surface, stainless steel sink unit and drainer with mixer tap over, integrated cooker, hob and extractor, space facility for fridge freezer, space facility for washing machine, central heating radiator, wall mounted 'Worcester' combination boiler, cornice to ceiling, ceiling light point and double glazed window which looks out to the side aspect.

Bedroom One

9'8" x 13'1" (2.95 x 4.01)

With continued wooden flooring, central heating radiator, double glazed window facing onto the rear communal garden aspect, cornice to ceiling, ceiling light point, and a doors opening into useful storage cupboard / wardrobe space.

Shower Room

6'5" x 5'8" (1.98 x 1.73)

With tiled flooring, tiling to splash backs, central heated towel rail, ceiling light point, wall mounted extractor fan and a three piece white suite comprising of: low flush WC, sink on pedestal with mixer tap over, shower cubicle with shower attachment over.

Communal Gardens

With well maintained communal garden areas wrapping around the development offering mature lawned areas with decorative borders and communal parking areas

Garage (not inspected)

Located in a separate block.

Tenure

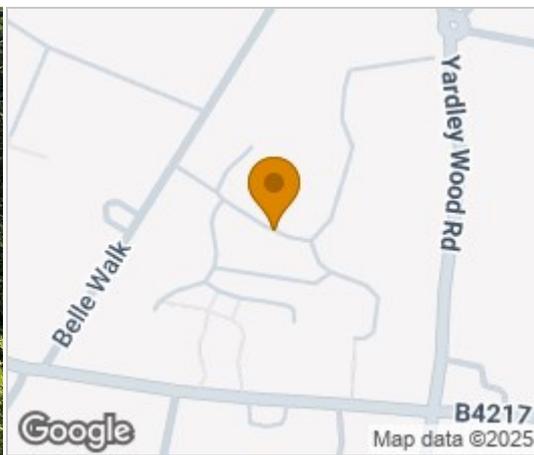
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 993 years, the ground rent is £0 per annum and the service charges are approximately £1,994.56 per annum (subject to confirmation from your legal representative).

Council Tax

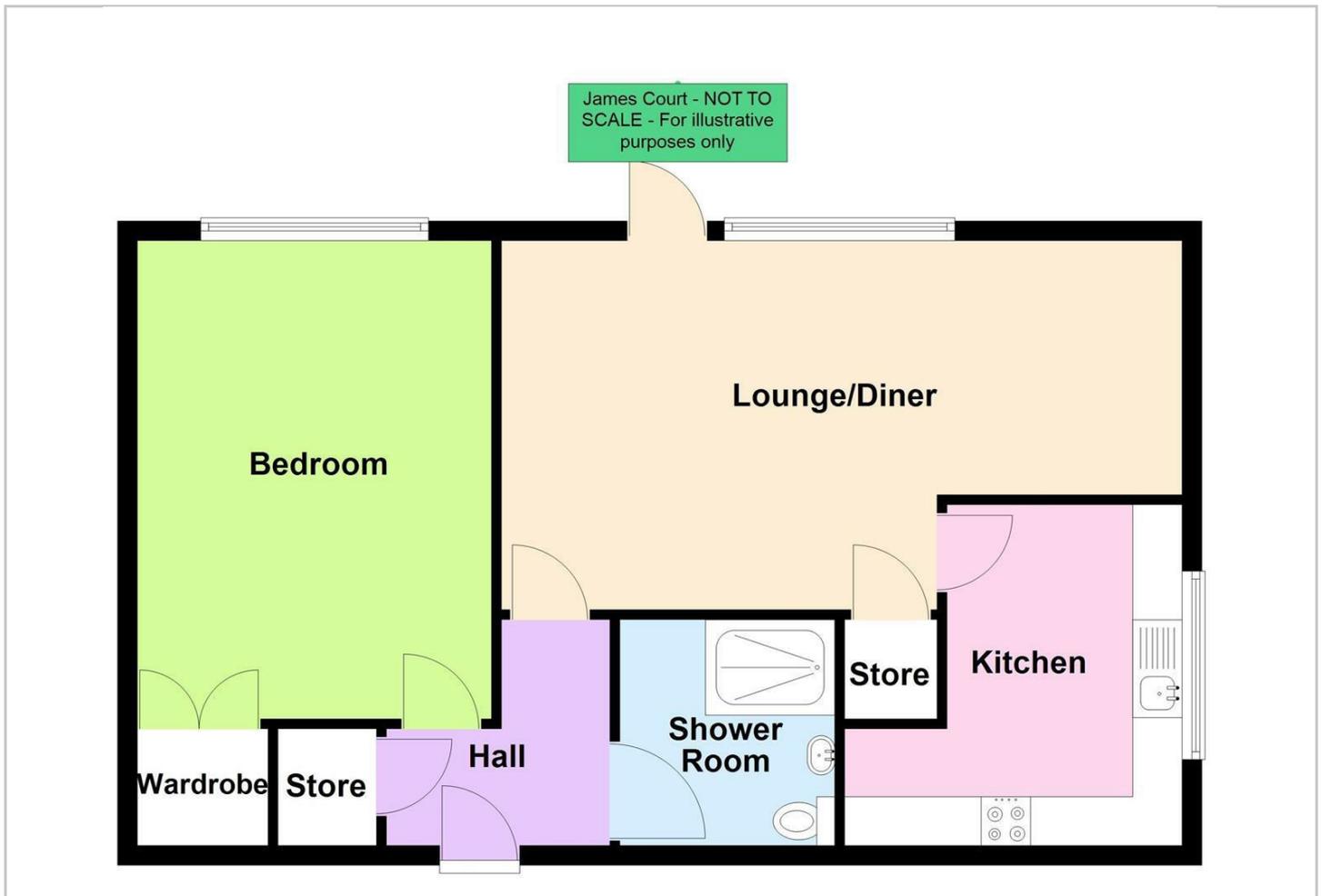
According to the Direct Gov website the Council Tax Band for Flat 11 James Court, Wake Green Park,

Moseley, B13 9XY is band A which is £1,491.33 annually, subject to confirmation from your legal representative.





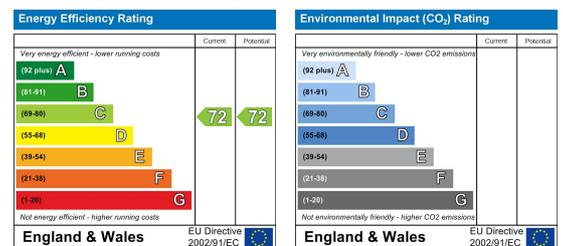
Floor Plan



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.