



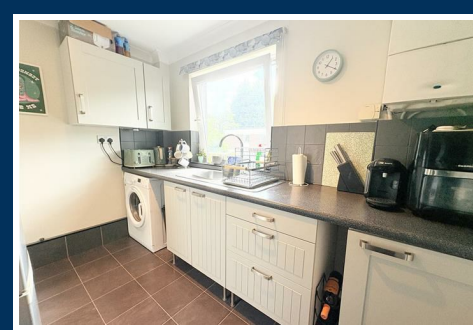
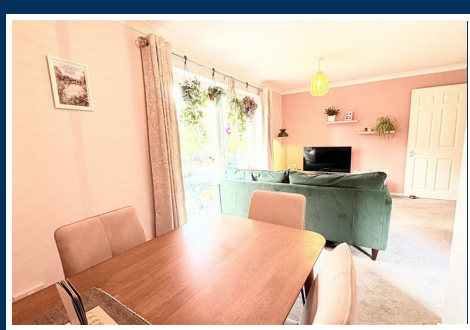
8 Browns Court Wake Green Park

Moseley, Birmingham, B13 9XU

Offers Over £127,000



****A SPECTACULAR, SECOND FLOOR, ONE BEDROOM FLAT IN THE POPULAR, LEAFY WAKE GREEN PARK DEVELOPMENT IN MOSELEY!!**** A well presented one bedroom top floor flat located within the highly regarded Wake Green Park development in Moseley among delightful landscaped communal gardens. Close to Moseley Village, with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre and the new train station due to open soon. In brief, this bright second floor flat consists of; hallway, spacious open plan living/dining room with patio doors giving access onto the leafy facing balcony, kitchen, bedroom and bathroom. Energy Efficiency Rating C. The property further benefits from double glazing, gas central heating, leafy gardens with residents parking and access to a garage in a separate block. To arrange your viewing please contact the Moseley office.



Approach

This one bedroom, second floor, purpose built flat is approached through the community pedestrian gates or driveway via shared grounds and residents parking. A communal entrance with stairs gives rise to the second floor accommodation with wooden front entrance door opening into:

Hallway

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

Living Room

18'4" max x 10'7" max (5.61 max x 3.23 max)

With two ceiling light points, coving to ceiling, double glazed patio doors giving access to the balcony with views of the rear garden aspect and being laid with artificial grass, door opening into useful storage cupboard and further door opening into:

Kitchen

9'9" max x 6'7" min x 12'2" max (2.99 max x 2.02 min x 3.71 max)

With lino to flooring, wall and base units, marble effect work surfaces, stainless steel sink and drainer with mixer tap over, double glazed window to the front aspect, 'Hotpoint' cooker, hob and extractor over and splash back, space facility for washing machine and fridge freezer, coving to ceiling, ceiling light point and wall mounted 'Worcester' combination boiler.

Bedroom

13'1" x 9'7" (4.01 x 2.94)

With built-in wardrobes, wooden laminate to flooring, double glazed window overlooking the rear aspect ceiling light point and central heating radiator.

Shower Room

5'5" x 6'4" (1.66 x 1.94)

With tiling to flooring, tiling surround, ceiling light point, three piece white suite comprising shower cubicle with rainfall shower over, low flush WC, sin on pedestal with mixer tap over, central heated towel rail and ceiling mounted extractor.

Garage in Separate Block

Has not been inspected and located Located in a separate block with a metal up and over door.

Communal Grounds

Wrapping around the development and being laid mainly to mature lawn with mature trees, plants and shrubs to borders.

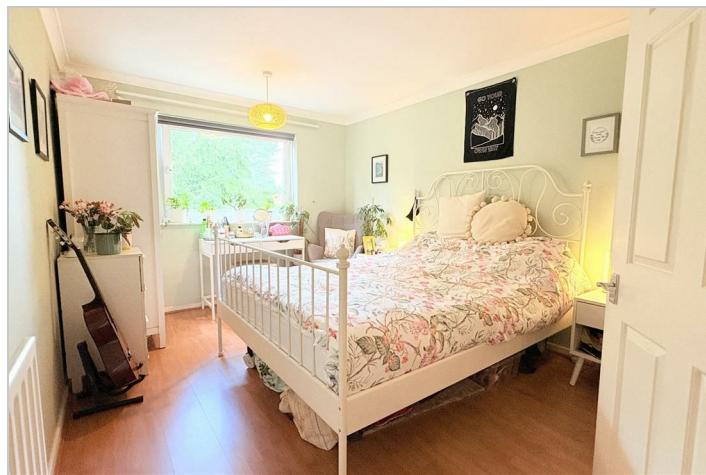
Tenure

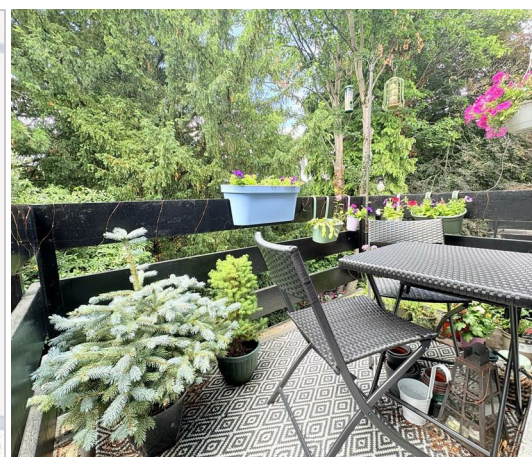
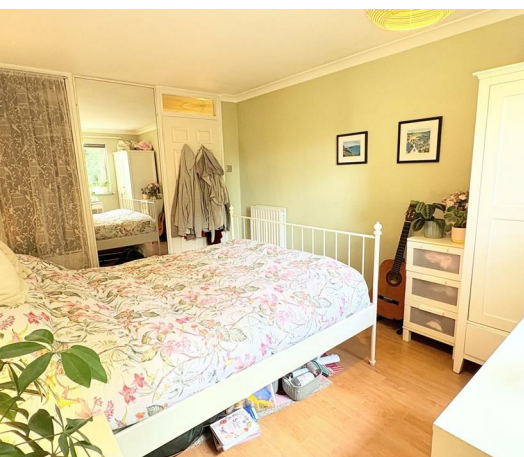
We have been informed by our vendors the property Tenure is Leasehold and that the lease term remaining is approximately 83 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £1,994.52 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 8 Browns Court, Wake Green Park Moseley, Birmingham, West Midlands, B13 9XU is band A and the annual Council Tax amount is

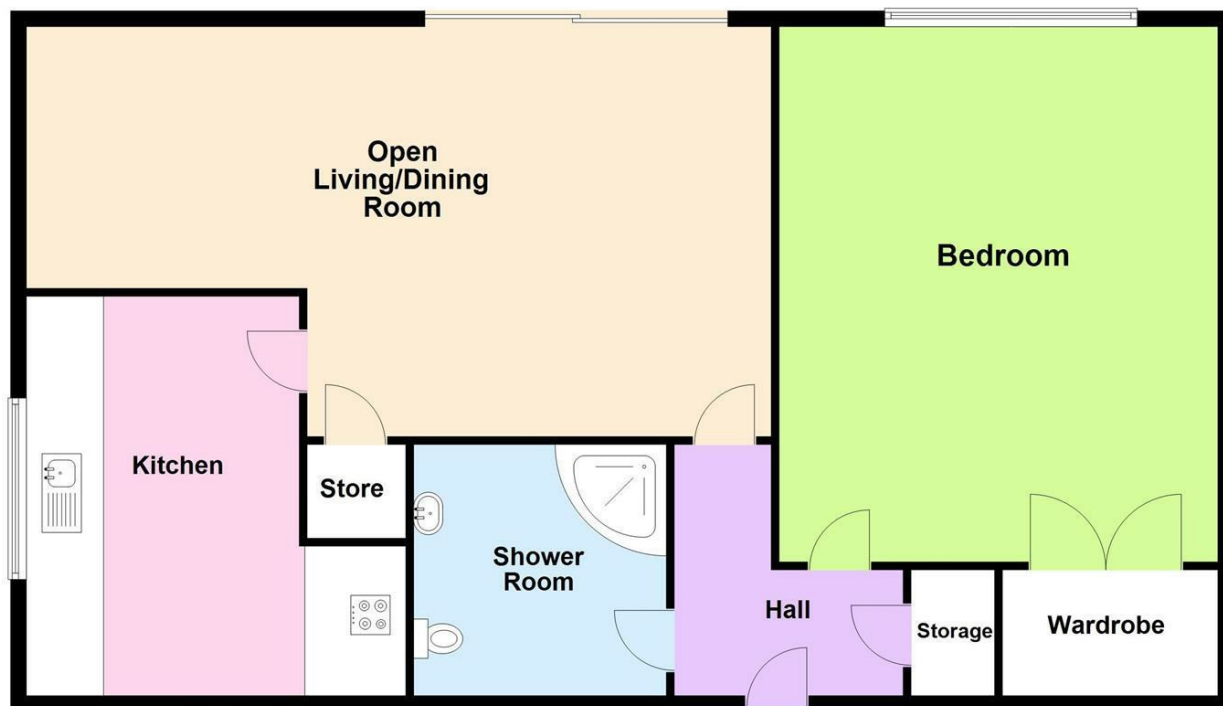
approximately £1,491.33 subject to confirmation from your legal representative.





Floor Plan

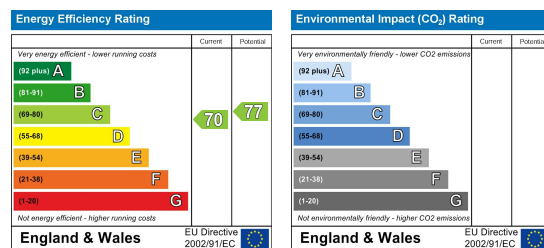
Brown Courts
Court - NOT TO
SCALE - For
illustrative
purposes only



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.