



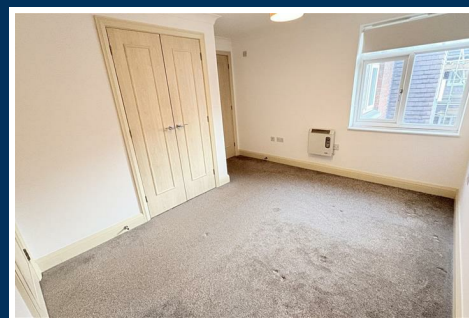
Apartment 14 Darwin House Wake Green Road

Moseley, Birmingham, B13 9HW

Offers Over £140,000



LOVELY ONE BEDROOM APARTMENT WITH NO CHAIN We are pleased to offer this impressive top floor one bedroom apartment located in this prestigious gated development off the Wake Green Road in Moseley. Offering excellent access to the popular Moseley Village located within easy reach of all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. The accommodation on offer briefly comprises; gated grounds with secure allocated underground parking space, communal entrance, entrance hallway, lift access, good size lounge with contemporary kitchen off with integrated appliances, separate WC, bedroom and a contemporary en-suite. The property further benefits from double glazing, electric heating and no upward chain. Energy Efficiency Rating TBD. To arrange your viewing please call our Moseley office to fully appreciate the accommodation on offer.



Approach

With a front entry door opening into:

Hallway

With three ceiling spotlights, storage heating, fuse box, intercom system, loft access point, door opening into storage cupboard housing the water tank and doors opening into:

Living Room

15'8" x 13'4" x 11'10" (4.79 x 4.07 x 3.61)

With two ceiling light points, two double glazed windows to the side aspect and two storage heaters.

Kitchen

11'8" x 5'10" (3.56 x 1.80)

With parquet effect lino to flooring, wall and base units with work surfaces over incorporating induction hob with extractor over, built-in oven, integrated microwave, slimline dishwasher and fridge freezer and stainless steel sink and drainer.

Bedroom

11'10" x 8'11" (3.61 x 2.73)

With ceiling light point, storage heater, built-in storage cupboard providing useful storage, double glazed window to the side aspect and door opening into:

En-Suite

6'4" x 7'4" (1.95 x 2.25)

With lino to flooring, ceiling spotlights, extractor fan, tiling to half wall height, sink on pedestal with hot and cold mixer tap, bath with hot and cold mixer tap and mains powered shower over and shower screen, shaver point and wall mounted electric radiator.

Separate WC

3'0" x 6'4" (0.92 x 1.95)

With wood effect lino to flooring, low flush WC, wash hand basin with hot and cold mixer tap, tiling to splash backs, ceiling spotlight and extractor fan.

Communal Space

With underground parking, lift access, bike storage and beautifully maintained communal grounds.

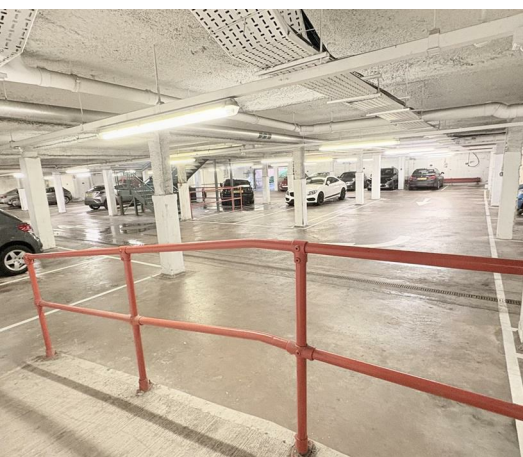
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 128 years, the ground rent is approximately £188.00 per annum and the service charges are approximately £2,599.00 per annum (subject to confirmation from your legal representative).

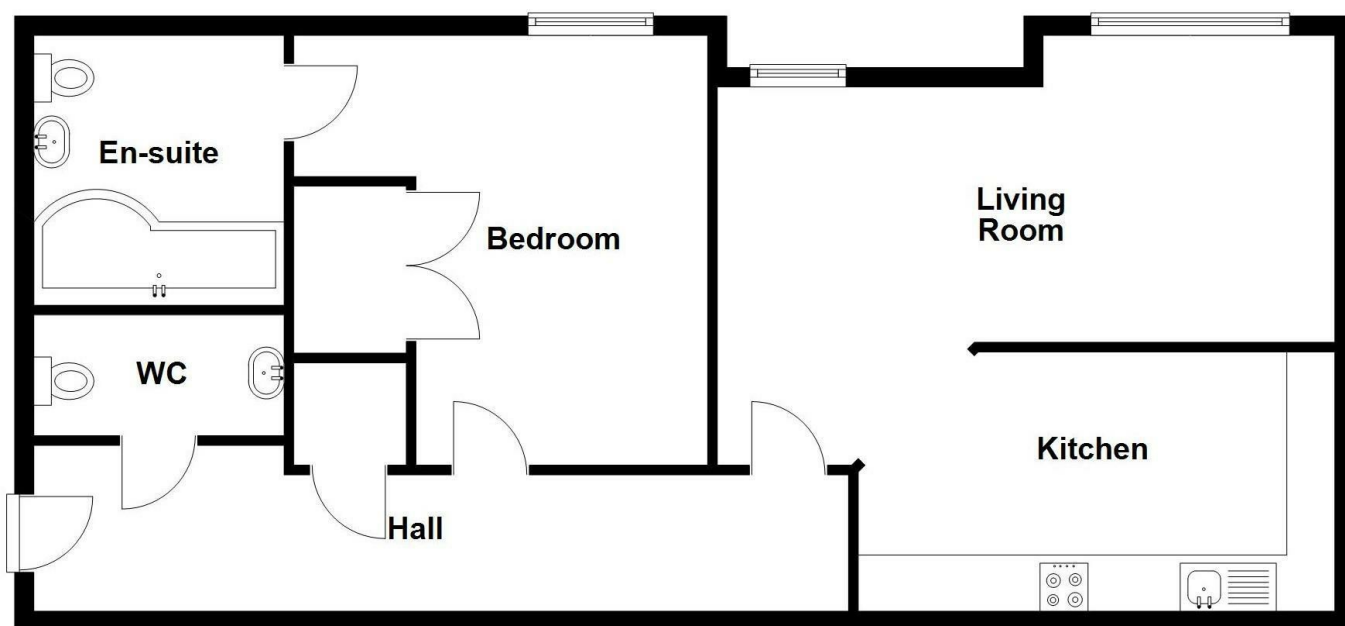
Council Tax

According to the Direct Gov website the Council Tax Band for Apartment 14 Darwin House, The Academy, Wake Green Road Moseley, Birmingham, B13 9HW is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





Floor Plan



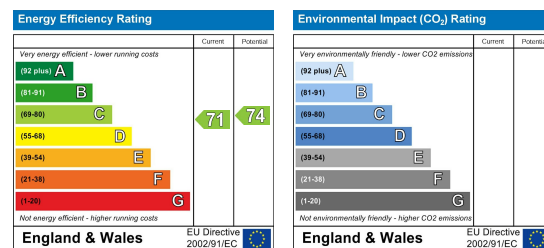
NOT to Scale
for Illustrative Purposes Only.

Plan produced using PlanUp.

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



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.