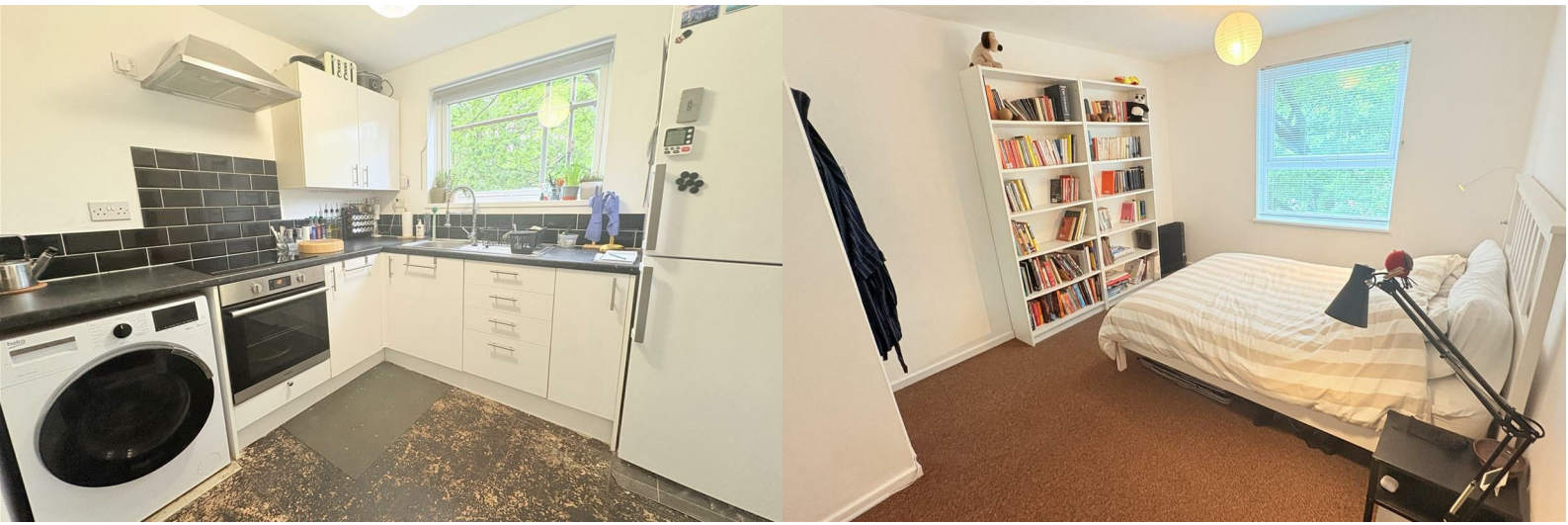




Flat 22 Bowen Court Wake Green Park

Moseley, Birmingham, B13 9XP

Offers Over £100,000



We are pleased to present this beautifully presented, one bedroom flat in the ever popular and leafy Wake Green Park Development, Moseley. Being located superbly, the location benefits from being in close proximity to Moseley Village, which boasts an array of independent stores, cafes and restaurants, as well as access to amenities such as pharmacies, laundromats and grocers for everyday living.

This perfectly located flat comprises of: secure communal access, lift access to all floors, communal hallway leading to the flats which has a bright and airy living room, a fitted kitchen, spacious bedroom and bathroom. The EPC rating is D. To truly appreciate this flat, please call our Moseley office today!



Approach

With a wooden front entry door opening into:

Hallway

With two ceiling light points, door opening into storage cupboard with shelving, electric meter and fuse board and further doors opening into:

Living room

13'9" x 10'3" (4.21 x 3.14)

With ceiling light point and double glazed window to the side aspect.

Kitchen

8'9" x 8'0" x 11'1" including pantry area (2.68 x 2.45 x 3.4 including pantry area)

With ceiling light point, wall and base units with work surfaces over, space for fridge freezer, space for washing machine, integrated oven and hob with extractor over and pantry with shelving and housing the water tank, tiling to splash backs and double glazed windows to the side aspect.

Bedroom

10'2" x 10'7" x 14'5" (3.10 x 3.23 x 4.41)

With ceiling light point and double glazed window to the side aspect.

Bathroom

5'10" x 6'0" (1.79 x 1.83)

With ceiling light point, lino to flooring, panel bath with hot and cold mixer tap and shower over, tiling to walls, wash hand basin with hot and cold mixer tap, low flush WC, ceiling light point and opaque window.

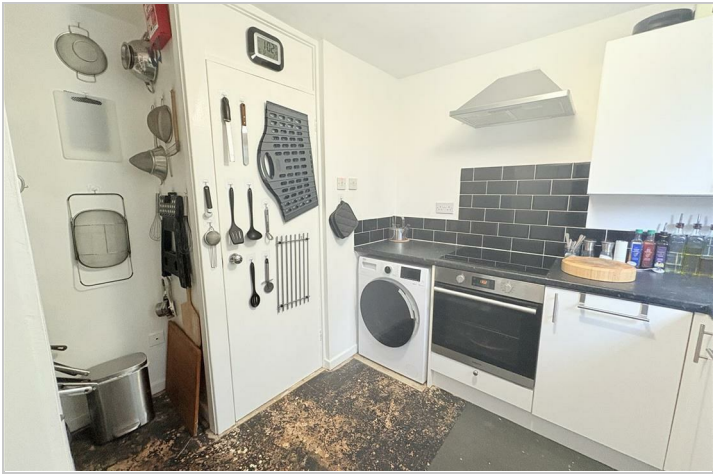
Tenure Details

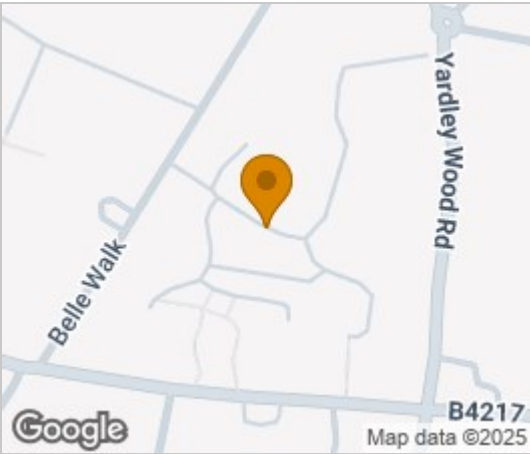
We have been informed by our vendors the property is Leasehold and that the lease term remaining is

approximately 999 years, the ground rent is a peppercorn amount and the service charges are approximately £2,946.58, per annum (subject to confirmation from your legal representative).

Council Tax band

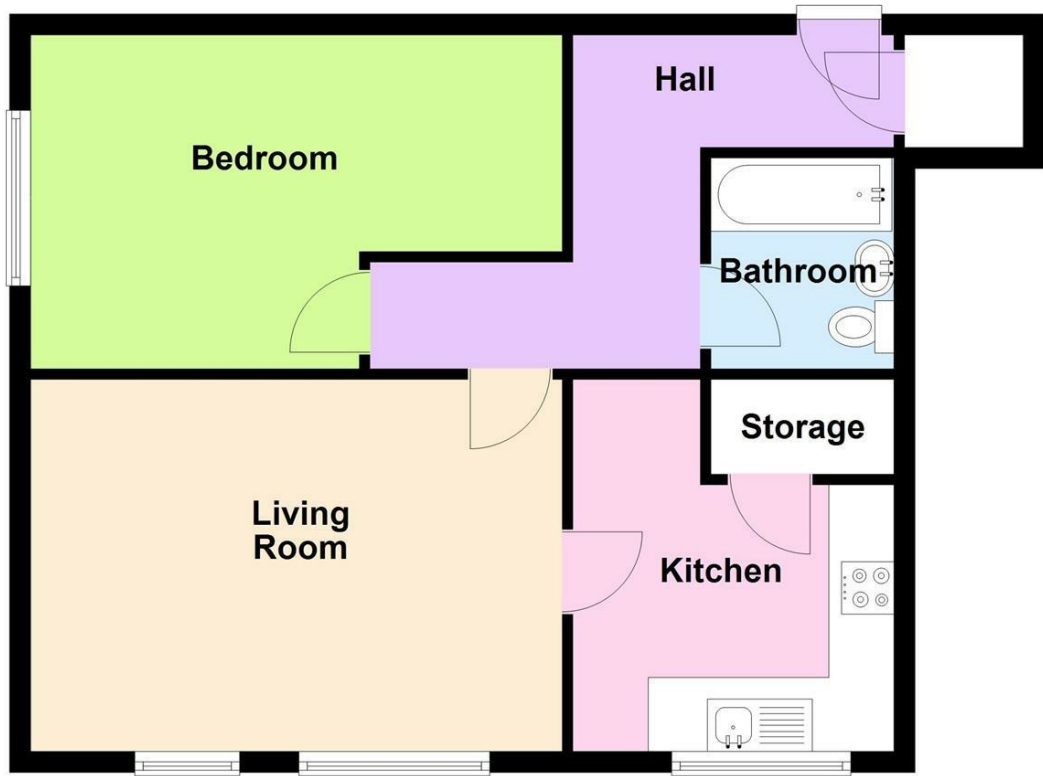
According to the Direct Gov website the Council Tax Band for Flat 22 Bowen Court, Wake Green Park Moseley, Birmingham, B13 9XT is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.





Floor Plan

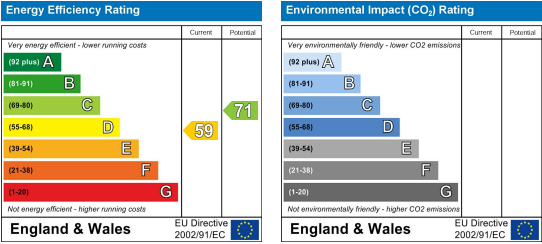
Bowen Court - NOT TO SCALE - For illustrative purposes only



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.