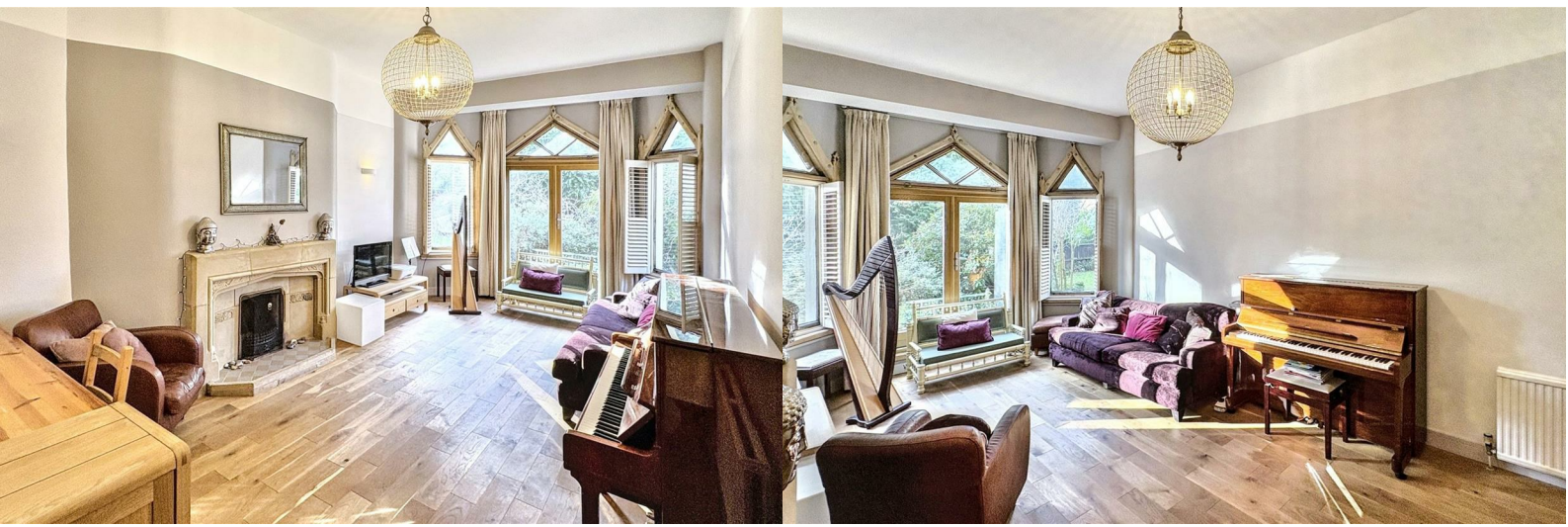




## Flat 1 104 Wake Green Road

Moseley, Birmingham, B13 9PZ

Offers Over £300,000





We have great delight in offering to the market this superb, two DOUBLE bedroom, ground floor GARDEN apartment, which boasts a superb array of period VICTORIAN and NEO-GOTHIC architectural features throughout and has the benefit of being offered with a SHARE OF THE FREEHOLD. Dating back to 1880 this wonderful building has been sympathetically converted to offer spacious accommodation throughout, with lovely high ceilings and good size bedrooms, this apartment must be viewed to be fully appreciated! Modernised by the current owners, the accommodation offered briefly comprises; allocated parking and guest parking, communal entrance hallway with Minton flooring, hallway, superb living / dining room with feature bay window giving access to a patio garden and further communal gardens, kitchen, two bedrooms and bathroom. Energy Efficiency Rating E. To arrange your viewing of this lovely apartment please contact our Moseley branch.



### Approach

Accessed via a communal door with entry system leading communal hallway with wooden entrance door opening into:

### Apartment Hallway

With Minton flooring, central heating radiator, ceiling spotlights, original wooden door frames and doors leading into:

### Kitchen

9'4" x 7'8" (2.84 x 2.34)

With continued Minton flooring throughout, wall mounted combination boiler, single glazed window overlooking the front aspect, wooden wall and base units with wooden effect work surfaces incorporating one and a half bowl sink and drainer with mixer tap over, space facility for cooker, space for fridge freezer, space for washing machine and central heating radiator.

### Living Room

22'11" x 12'11" (6.99 x 3.94 (6.98 x 3.93))

With central heating radiator, wooden oak flooring, double glazed oak patio doors with two accompanying single glazed windows with plantation blinds, leading out to rear garden and open brick built fireplace with tiled hearth and brick built surround.

### Use of Cellar

Opening from the living room is a void space with a head height of 6' 7".

### Bedroom One

12'5" x 16'9" (into bay) (3.78 x 5.11 (into bay))

With double glazed oak bay window overlooking the front aspect, central heating radiator and ceiling spotlights.

### Bedroom Two

15'10" x 10'8" (4.83 x 3.25)

With ceiling light point, central heating radiator and double glazed patio doors with single glazed triangular window above and fitted plantation blinds to the rear aspect.

### Bathroom

6'5" x 9'5" (1.96 x 2.87)

With tiling to flooring, tiling to splash backs, bespoke Moroccan sink with mixer tap over, low flush WC, ceramic bath with mixer tap and rainfall shower attachment above, ceiling spotlights, feature vertical radiator and opaque single glazed window to the front aspect with fitted plantation blinds.

### Communal Gardens

With paved patio area with space for chairs and table leading to turf lawn communal area and a vegetable patch to the side.

### Garage

17'3" x 8'3" (5.26 x 2.51)

Metal up and over door, single-glazed window to the side aspect and rear door to garden.

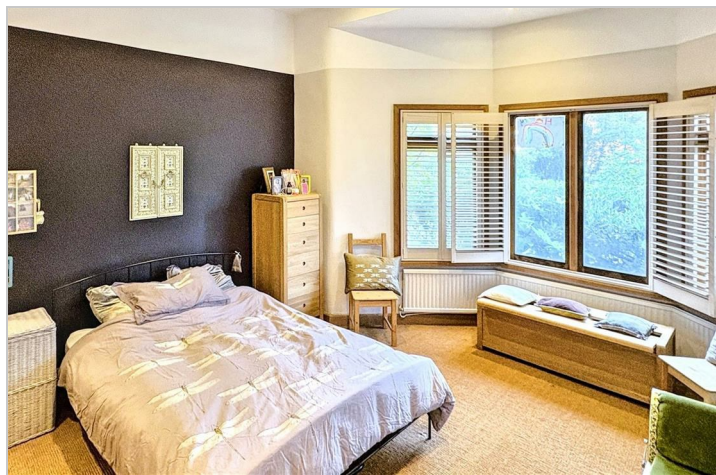
### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 992 years and the ground rent and service charges combined are approximately £185.00 per calendar month (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Wake Green Road, Moseley, Birmingham,

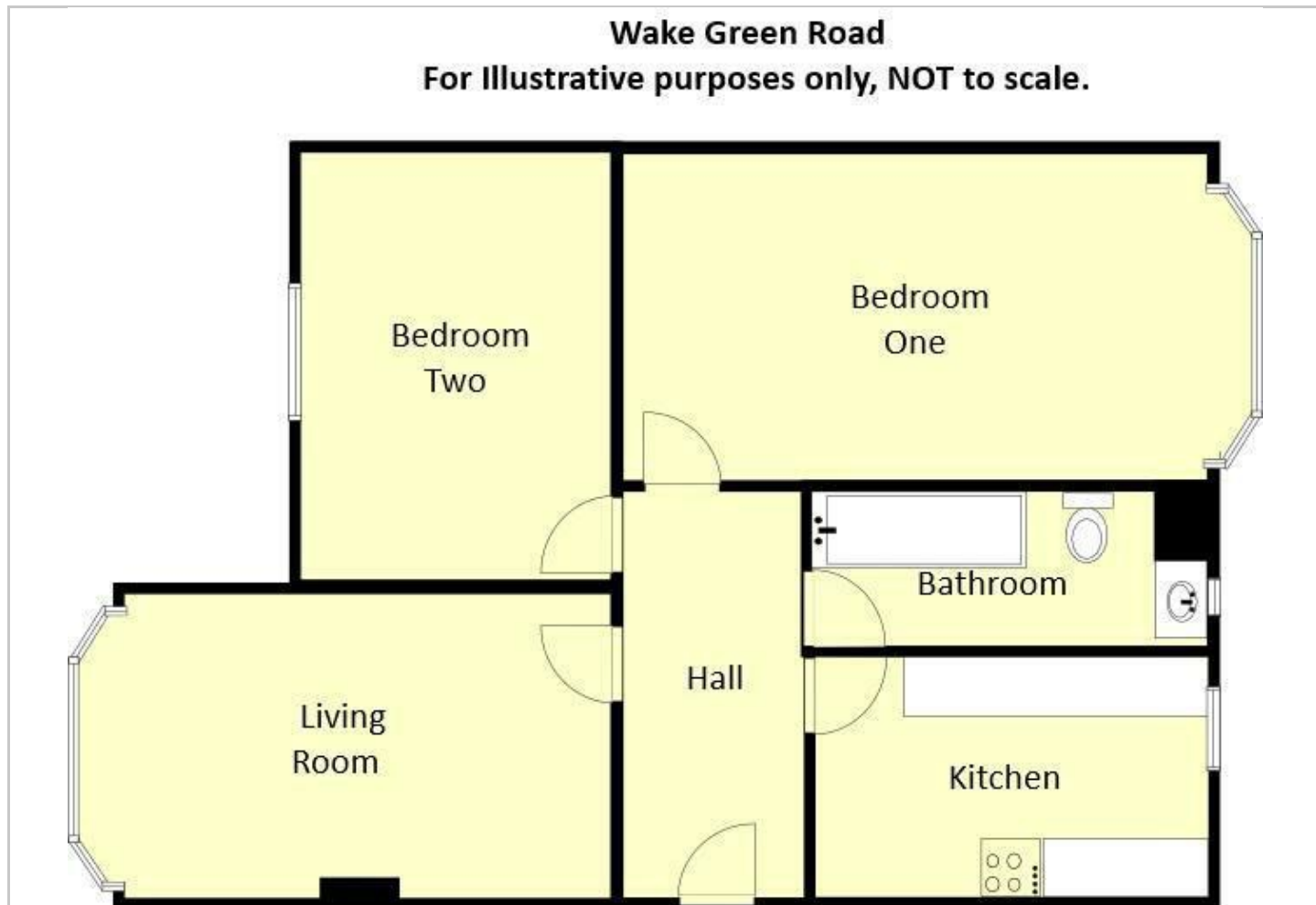
B13 9PZ is band B and the annual Council Tax amount is approximately is £1,620.70 subject to confirmation from your legal representative.







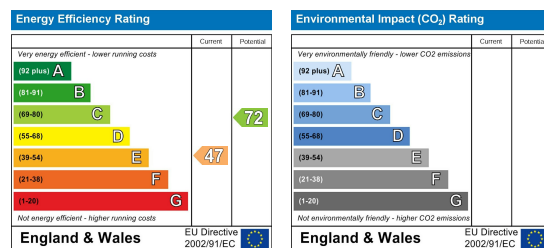
## Floor Plan



## 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.