



Flat 3 Bowen Court

Moseley, Birmingham, B13 9XP

Asking Price £60,000



****GROUND FLOOR ONE BEDROOM FLAT WITH NO CHAIN IN THE POPULAR WAKE GREEN PARK - IN NEED OF MODERNISATION!!**** We are delighted to offer to the market this one bedroom ground floor flat in the leafy and popular Wake Green Park development in Moseley, offering excellent access to nearby Moseley Village with all of it's associated amenities including coffee shops, cafes, restaurants, bars, shopping facilities and good transport links into the City Centre. The property benefits from no upward chain and the accommodation briefly consists of; communal gardens and parking, communal entrance, hallway, living room, kitchen, bathroom and bedroom. Energy Efficiency Rating TBC.



Approach

With front entrance door opening into:

Hallway

L-Shaped with ceiling light point, door opening into useful storage cupboard and doors leading into the bedroom, bathroom and living room with further kitchen access.

Living Room

15'1" x 10'10" (4.6m x 3.32m)

With two ceiling light points, skirting boards, dual aspect original single glazed timber framed windows to the side and rear aspect and further door opening into:

Kitchen

7'10" x 8'4" (2.4m x 2.56m)

With Lino to floor covering, ceiling strip light, a selection of wall and base units, sink and drainer with separate hot & cold taps over, original single glazed timber framed window to the side aspect, further doors opening into two storage/pantry cupboards with one housing the water tank.

Bedroom

10'1" x 14'1" (3.08m x 4.30m)

With ceiling light point and original single glazed timber framed window to the rear aspect.

Bathroom

5'6" x 6'2" (1.70m x 1.88m)

With space facility for 3 piece suit with overhead wiring for light point.

Tenure Details

We have been informed by our vendors the property is a Share of Freehold and that the lease term

remaining is approximately 999 years, the ground rent is zero and the service charges are approximately £3,108.02 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Bowen Court Court, Wake Green Park, Moseley, Birmingham, B13 9XL is band A and the annual Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative.

Communal Grounds

Wrapping around the development and provide a pleasant outside environment with a varied selection of mature trees and plants bordering mature lawned areas.

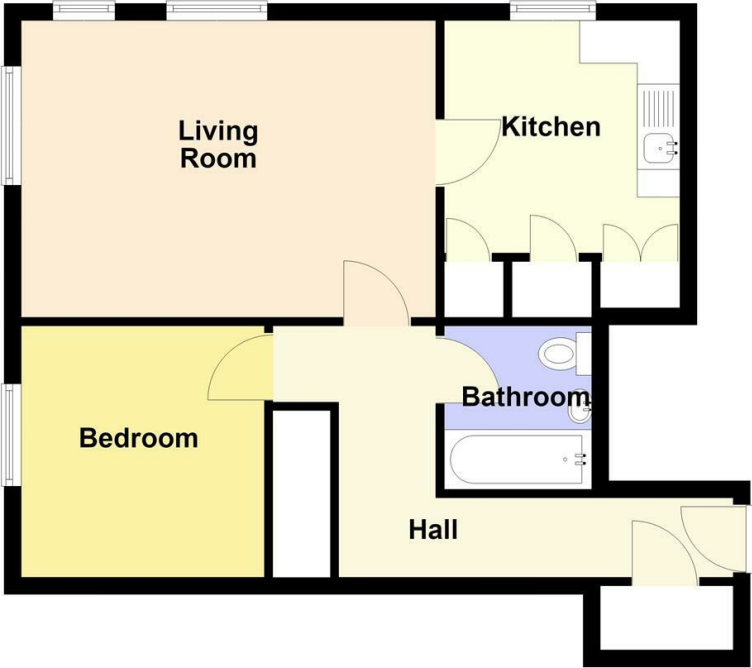
The development offers drive-in gates via Belle Walk and private pedestrian gates via Wake Green Road and Yardley Wood Road.





Floor Plan

Ground Floor

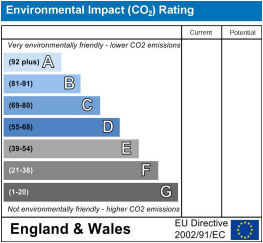
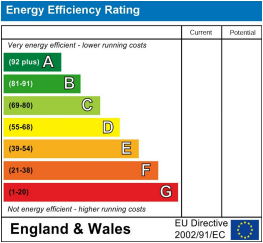


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.