



Flat 5, Gallagher Court Wake Green Park

Moseley, Birmingham, B13 9XX

Offers Over £130,000



**FIRST FLOOR, ONE BEDROOM FLAT IN THE POPULAR, LEAFY WAKE GREEN PARK DEVELOPMENT IN MOSELEY!! ** A well presented one bedroom first 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. In brief, this bright and airy first floor flat consists of; hallway, storage cupboard, open plan living/dining room with patio doors giving access onto the balcony, kitchen, bedroom and bathroom. Energy Efficiency Rating is D. The property further benefits from double glazing, leafy gardens with residents parking and access to a garage in a separate block. Call our Moseley office today for a viewing!



Approach

This lovely first floor flat is located on the leafy and well maintained Wake Green Park, the front communal door access leads us to the communal hallway where there is bin storage and stairs rising to the first floor with further communal hallway leading to the flat door;

Hallway

With ceiling light point, laminate wood effect flooring, door opening into storage cupboard and doors opening into:

L-Shaped Living Room

18'5" x 11'7" x 11'1" x 7'9" (5.63 x 3.54 x 3.38 x 2.38)

With two ceiling light points, laminate wood effect flooring, storage space with in-built shelving, door opening into the kitchen and double glazed UPVC door and windows providing access to;

Kitchen

9'7" x 6'7" (2.94 x 2.01)

With vinyl flooring, a selection of wall and base units with stone effect work surfaces over, space for washing machine, dryer and fridge freezer, space for an induction hob, shelving, tiling to splash backs, pantry area, ceiling light point, double glazed opaque window to the sided aspect and sink and drainer with hot and cold taps.

Bedroom

13'2" x 9'8" (4.02 x 2.96)

With a ceiling light point, double glazed window to the rear aspect and built-in wardrobe space.

Bathroom

6'6" x 5'5" (2.0 x 1.66)

With vinyl flooring, ceiling light point, low flush WC, sink with hot and cold mixer tap and storage, bath with Triton shower over and extractor fan.

Balcony

The balcony area which is South East facing with leafy surroundings.

Communal Grounds

Well maintained by the current managing agent, with a garage available for storage and parking available.

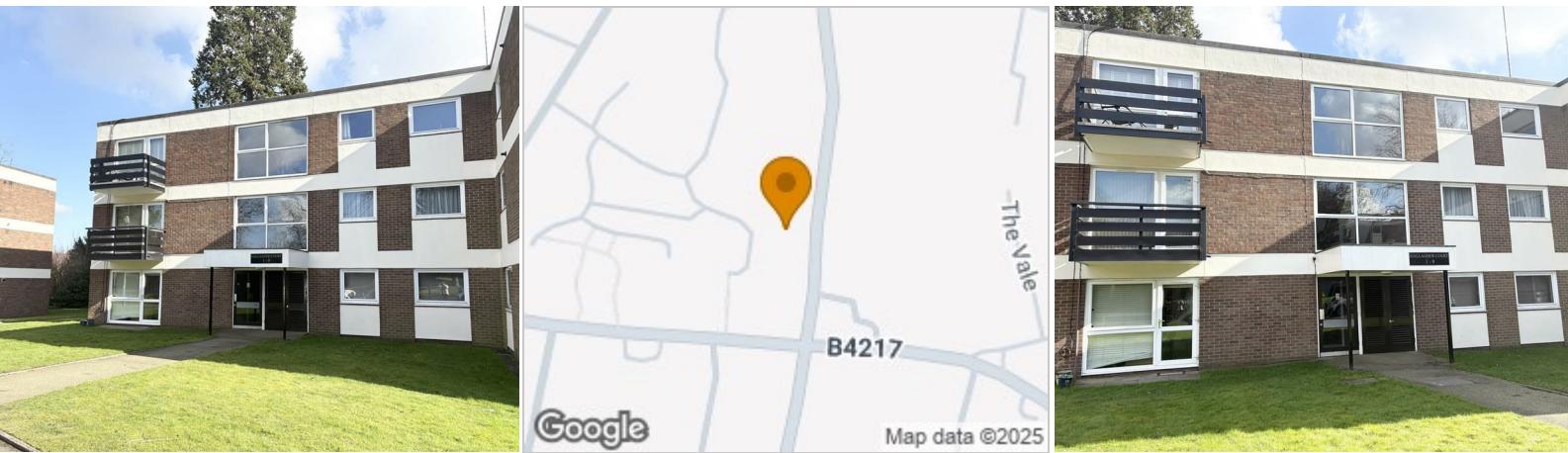
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 958 years, the ground rent is a peppercorn amount and the service charges are approximately £1994.56 per annum (subject to confirmation from your legal representative

Council Tax

According to the Direct Gov website the Council Tax Band for 8, Gallagher Court Wake Green Park, Moseley, Birmingham, B13 9XX is band A and the annual Council Tax amount is approximately £1,389.17 subject to confirmation from your legal representative





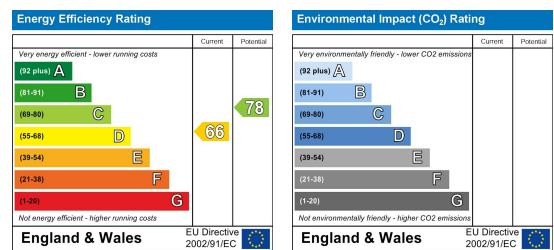
Floor Plan



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.