Rice Chamberlains
ESTATE AGENTS LLP



Flat 12 Warwick Court Wake Green Road

Moseley, Birmingham, B13 9HF

Offers Over £160,000

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****TOP FLOOR TWO BEDROOM FLAT IN PRIME MOSELEY LOCATION WITH NO UPWARD CHAIN!! ** Lovely two bedroom top floor flat located on the Wake Green Road in Moseley providing good access to nearby Moseley Village with all of its associated amenities including cafes, bars, restaurants and shopping facilities and being close to local transport links into the City Centre via Moseley Train Station. The property benefits from double glazing and central heating and the accommodation on offer briefly comprises; communal grounds, entrance hallway kitchen, living room with dining space, two bedrooms and bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley branch or alternatively please visit our website for further information.**





Approach
This well presented second floor two bedroom apartment is approached via communal fore garden with mature lawned area and communal parking and driveway leading to secure communal front entry door with telephone intercom system opening into communal hallway with stairs rising to the second floor accommodation with hardwood front entry door opening into:

Hallway
With herringbone flooring, ceiling spotlights, wall mounted electric storage heater, two storage cupboards one housing the water tank and doors opening into:

Living / Dining Room
11'4" x 18'9" (3.475 x 5.726)
With continued herringbone flooring, double glazed windows to the front aspects, wall mounted electric heater, cornice to ceiling and ceiling spotlights.

Kitchen
9'5" x 6'6" (2.882 x 1.986)
With continued herringbone flooring, a selection of wall and base units with marble effect work surfaces, space facility for cooker and hob with extractor over, space for fridge freezer, space for washing machine, stainless steel sink with drainer with mixer tap over, double glazed window to the front aspects, space facility for fridge and freezer, ceiling spotlights, tiling to splash back areas and wall mounted extractor fan.

Bathroom
8'3" x 5'6" (2.536 x 1.690)
With a three piece bathroom suite comprising walk-in shower cubicle with 'Triton' shower above and glass shower screen, wash hand basin in vanity unit with mixer tap over and push button low flush WC, wall mounted towel rail, tiled floor and walls, ceiling spotlights, wall mounted extractor fan

Inner Lobby
With sliding glass doors opening into:

Bedroom One
14'9" x 11'9" (4.503 x 3.587)
With double glazed window to the rear aspect, ceiling light point and wall mounted electric heater.

Bedroom Two
11'7" x 10'2" (3.537 x 3.118)
With a double glazed window to the rear aspects, wall mounted electric storage heater and ceiling light point.

Communal Gardens
Wrapping around the development with communal parking areas.

Garages (Rented)

Can be rented, however is not offered with the apartment.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 127 years, the ground rent is a peppercorn amount and the service charges are approximately £3,645.88 per annum (subject to confirmation from your legal representative).

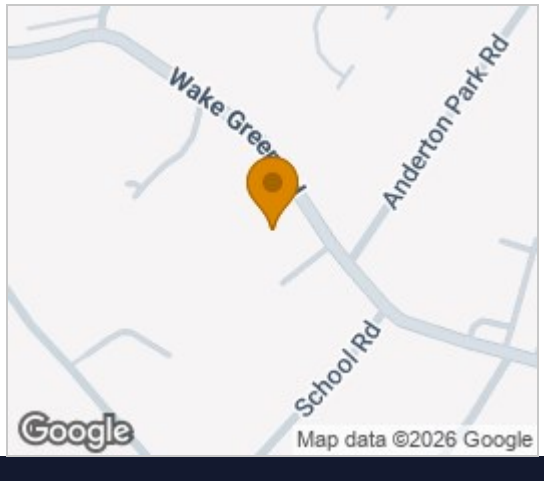
Council Tax Band

According to the Direct Gov website the Council Tax Band for Warwick Court, Wake Green Road, Moseley, Birmingham, B13 9HF is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.

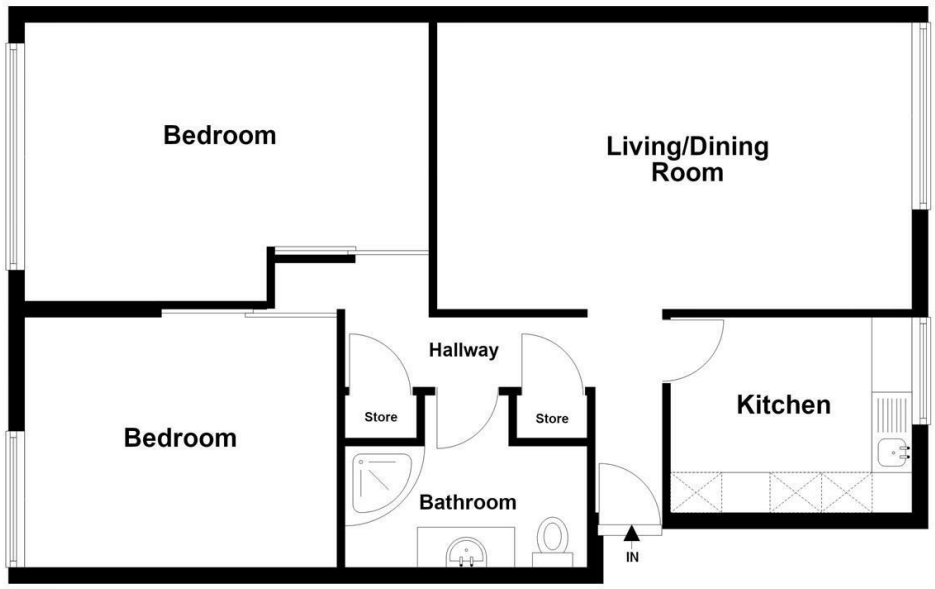








Floor Plan

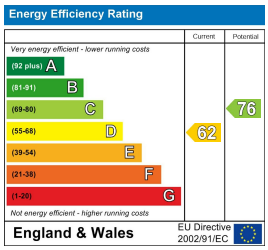


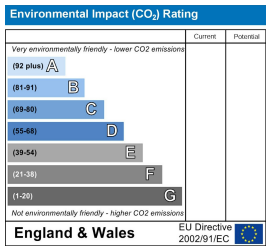
NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk