Rice Chamberlains
ESTATE AGENTS LLP

39 Wake Green Road

Moseley, Birmingham, B13 9HQ

Offers Over £235,000

2 2 1 B

***STUNNING TWO BEDROOM APARTMENT IN LEAFY MOSELEY* Rice Chamberlains are pleased to present this gorgeous two bedroom apartment in the well established Oakview Establishment. Located in close proximity to Moseley Village, residents here have access to all nearby amenities like cafes, restaurants, pubs, laundromats, pharmacies, grocers, Moseley Private Park and community hubs.**
This is also complimented by local transport routes, including the new Moseley Train Station, providing access to Birmingham City Centre,
The Apartment complex is hugely benefited by gated parking to the rear as well as green space and bike storage. This stunning space comprises of; an L-Shaped hallway with spacious storage cupboards, a sleek and modern open style living kitchen area, a spacious primary bedroom with en-suite shower room, built in wardrobes, and separate bathroom, the property benefits from a second bedroom and has a lovely entrance hallway. The property has a heating system with underfloor heating throughout. The Energy efficiency rating is B. To view this lovely apartment, call our Moseley apartment today!

Hallway
With two ceiling light points, door opening into storage cupboard housing the boiler and doors opening into:

Open Plan Living and Kitchen
20'1" x 12'7" (6.135 x 3.85)
With part marble effect tiled flooring to kitchen area, two ceiling light points, ceiling spotlights, double glazed windows to the side aspect, a selection of wall and base units with work surfaces over with integrated oven and grill with in-built hob with extractor over, integrated microwave, integrated fridge and freezer, integrated dishwasher and washing machine.

Bedroom One
9'4" max x 15'10" (2.85 max x 4.85)
With two ceiling light points, double glazed window to the side aspect and door opening into:

En-Suite
5'11" x 4'11" (1.81 x 1.51)
With tiled floor and walls, ceiling spotlights, wall mounted towel radiator, wall mounted wash hand basin with hot and cold mixer tap and storage under, walk-in shower with mains powered shower over and low flush WC.

Bedroom Two
11'11" x 9'10" (3.64 x 3.01)
With ceiling light point and double glazed window to the rear aspect.

Bathroom
7'1" x 5'5" (2.16 x 1.66)
With tiled floor and walls, ceiling spotlights, double glazed opaque window, wall mounted wash hand basin with hot and cold mixer tap and storage under, low flush WC, bath with hot and cold mixer tap and wall mounted shower over and wall mounted towel radiator.

Tenure
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 144 years, the ground rent is approximately £150.00 annum and the service charges are approximately £1,850.00 per annum (subject to confirmation from your legal representative).

Council Tax Band
According to the Direct Gov website the Council Tax Band for Apartment 10, 39 Wake Green Road Moseley, Birmingham, B13 9HQ is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.

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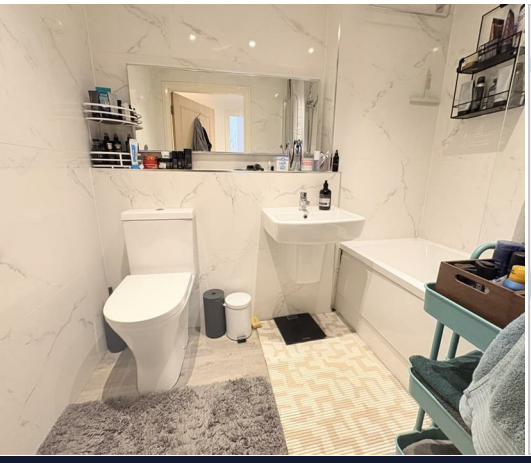
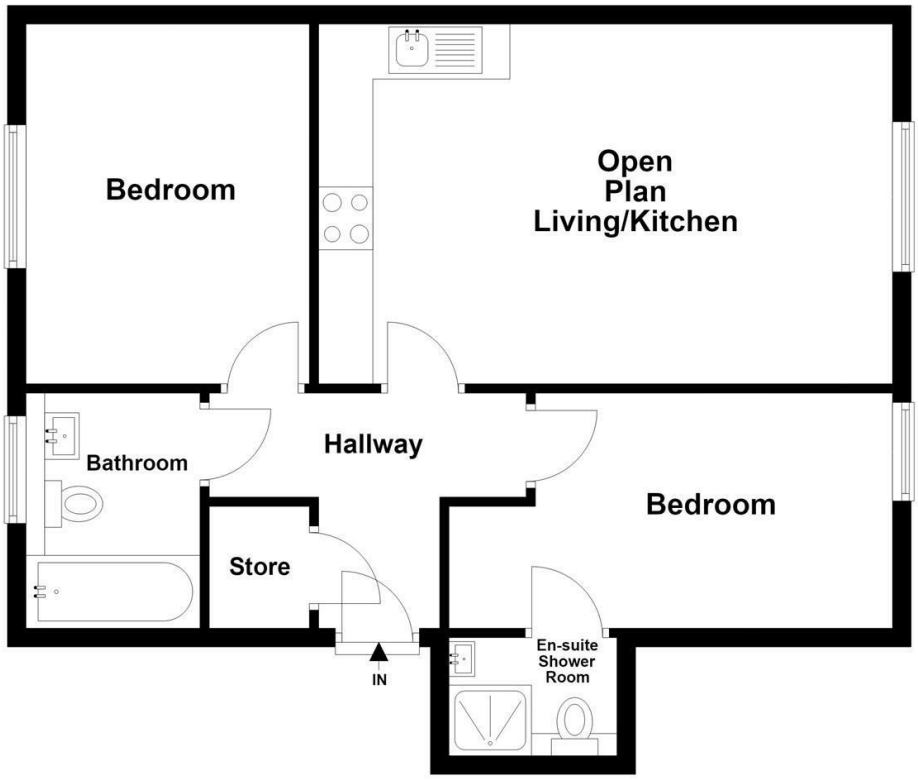


Floor Plan

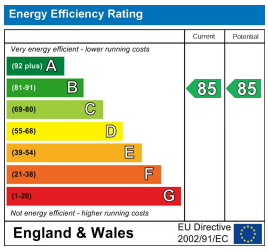


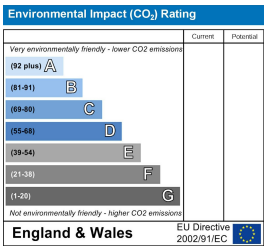
NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.

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.

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