Rice Chamberlains ESTATE AGENTS LLP



Major Court Wake Green Park

Moseley, Birmingham, B13 9XW

£110,000

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****Top Floor Flat with No Upward Chain** - IN NEED OF MODERNISATION!!** We are delighted to offer to the market this one bedroom top 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, including Moseley Train Station. 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 wooden front entrance door opening into:

Hallway
4'7" x 6'2" (1.4m x 1.9m)
With carpet to floor covering, ceiling light point, door opening into useful storage cupboard and additional doors leading into the bedroom, bathroom and living room with further kitchen access.

Living Room
19'8" x 12'5" maximum (6.0m x 3.8m maximum)
With carpet to floor covering, two ceiling light points, dual aspect single glazed timber frame windows to the rear and side aspect, single glazed timber framed door leading out to the balcony and further door opening into:

Kitchen
7'6" x 9'2" (2.3m x 2.8m)
With mosaic lino tiling to floor covering, tiling to splash backs, ceiling light point, a selection of wall and base units, work surfaces, stainless steel sink and drainer with separate hot & cold taps, space facility for cooker and washing machine, door opening into storage cupboard and single glazed timber framed window to the side aspect.

Bedroom
9'6" x 12'5" (2.9m x 3.8m)
With carpet to floor covering, ceiling light point, door opening into in-built storage cupboard and single glazed timber framed window to the rear aspect.

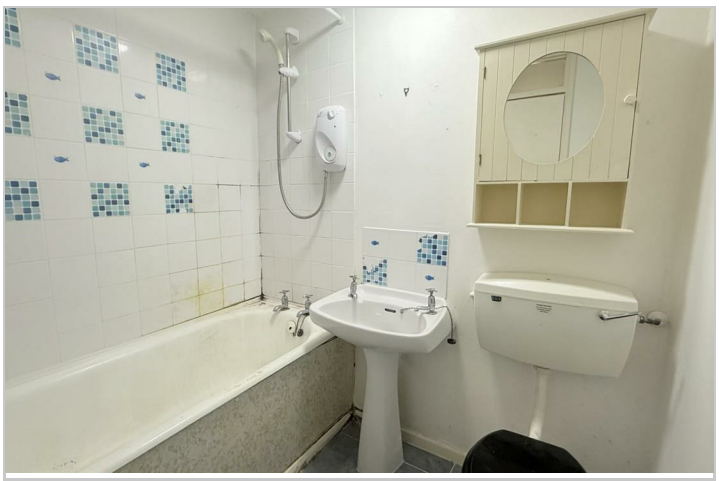
Bathroom
5'8" x 4'7" (1.74m x 1.4m)
With tiling to splash backs, ceiling light point, ceramic sink in basin with separate hot & cold taps over, bath with separate hot & cold taps and shower above, wall mounted towel rail and low flush WC.

Tenure
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 82 years, the ground rent is approximately £10 per year and the service charges are approximately £174 per month (subject to confirmation from your legal representative).

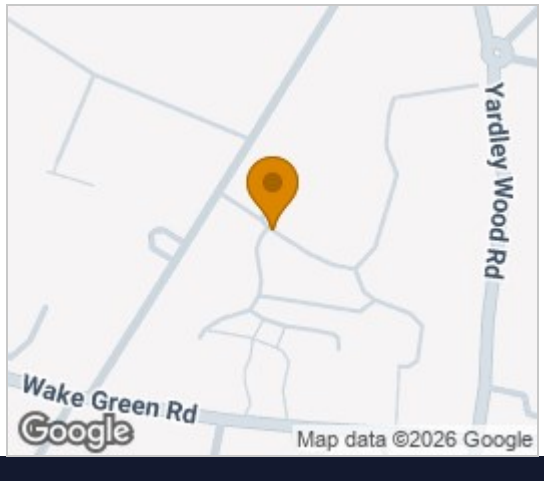
Council Tax Band
According to the Direct Gov website the Council Tax Band for Flat 26 Major Court, Wake Green Park Moseley, Birmingham, B13 9XW is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.



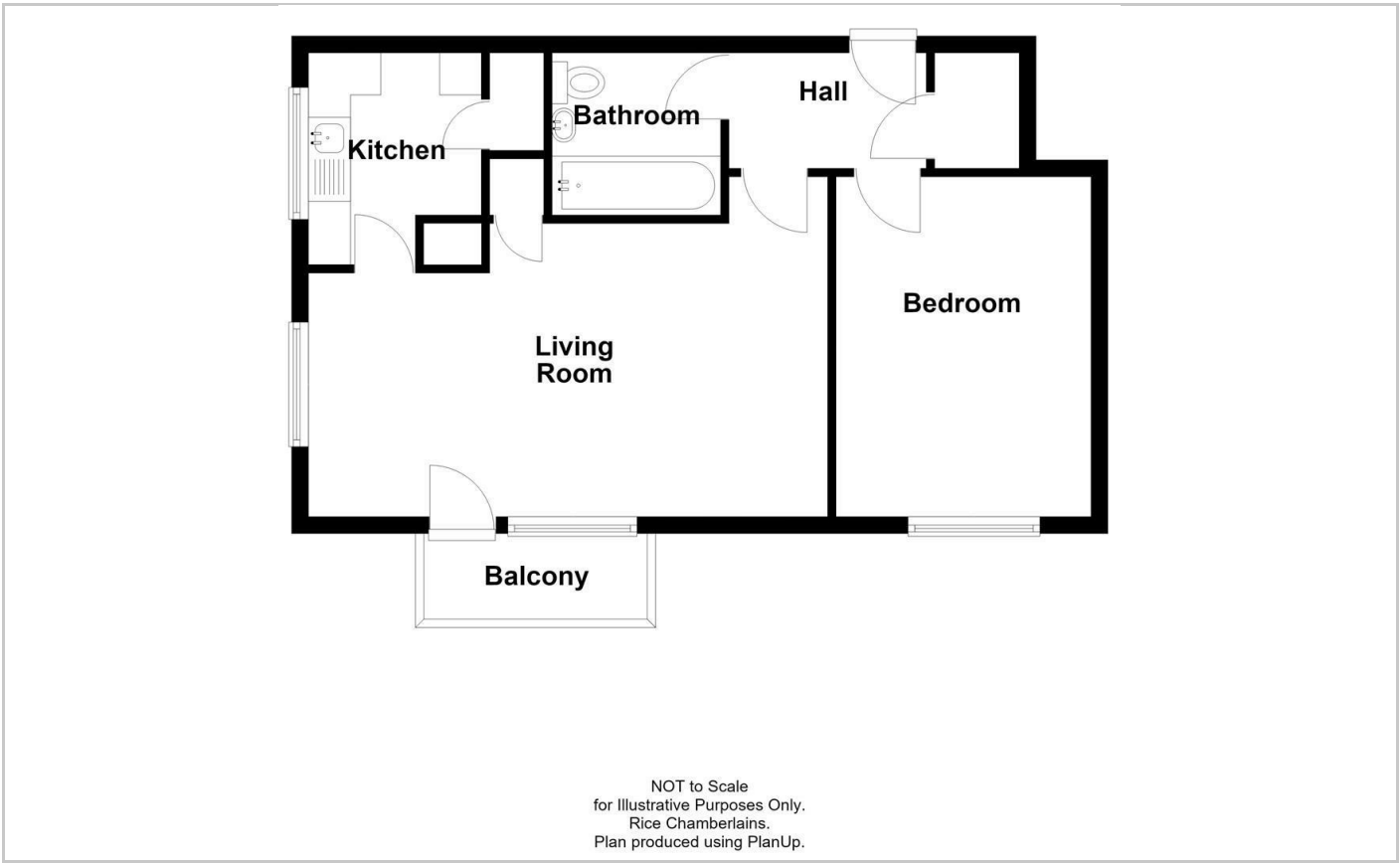








Floor Plan



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

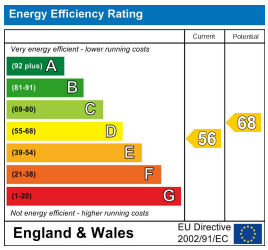
Viewing

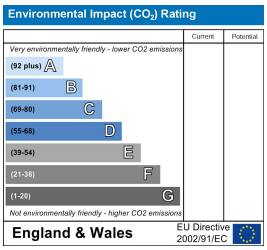
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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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