



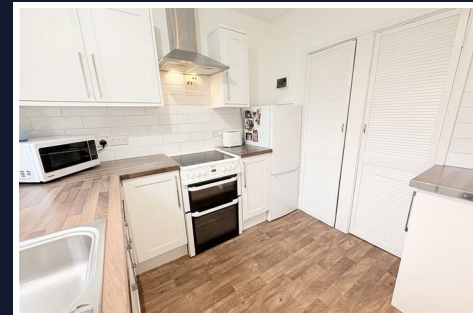
17 Millmead Lodge, Wake Green

Moseley, Birmingham, B13 9XL

Offers Over £120,000



**** DESIRABLE GROUND FLOOR FLAT WITH PATIO, SET IN LOVELY GROUNDS! **** We are delighted to offer to the market this one bedroom ground floor flat which is set in lovely communal grounds. The flat is ideally located close to local amenities and also bus routes into Moseley as well as Hall Green and Shirley with the beneficial addition of Moseley Train Station that is due to open soon. In brief the accommodation offered comprises; well tendered communal grounds, communal entrance and hallways, entrance hallway, bathroom, bedroom with double doors to patio space leading to the gorgeous communal grounds, living room which also has a door to the patio space and a sleek kitchen. Energy Efficiency Rating is D. To truly appreciate this flat in such a lovely development, call our Moseley Office today!



Approach

This ground floor property is approached via a secure communal front entry door opening into:

Communal Hallway

With front entry door opening into:

Hallway

With ceiling light point and doors opening into:

Living Room

10'8" x 14'6" (3.27m x 4.42m)

With double glazed window to the rear aspect, door giving access to the balcony area, wall mounted electric radiator, ceiling light point and door opening into:

Kitchen

7'10" x 8'4" (2.39m x 2.56m)

With lino to flooring, tiling to splash back areas, double glazed window to the rear aspect, a selection of matching wall and base units with work surfaces over, integrated stainless steel sink and drainer with mixer tap over, space facility for oven, space facility for fridge freezer, space facility for washing machine, door giving access into cupboard housing the water tank, further door opening into useful storage cupboard housing electric fuse box and ceiling light point.

Bedroom

9'5" x 14'6" (2.89m x 4.44m)

With floor to ceiling double glazed window and double glazed double doors giving access to the balcony area and ceiling light point, carpet to floor, skirting board and panelled feature wall.

Bathroom

6'4" x 6'5" (1.95m x 1.98m)

With panel bath with mixer tap over and wall mounted shower attachment over, wall mounted extractor fan, tiling to splash back areas, wash hand basin with mixer tap over and low flush push button WC.

Patio/Terrace area

Giving beautiful views to the rear communal gardens.

Communal Gardens

To the rear of the property, being laid mainly to mature lawn with pathway and mature trees, plants and shrubs.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 137 years and the ground rent and service charges combined are approximately £1,700.00 per annum (subject to confirmation from your legal representative).

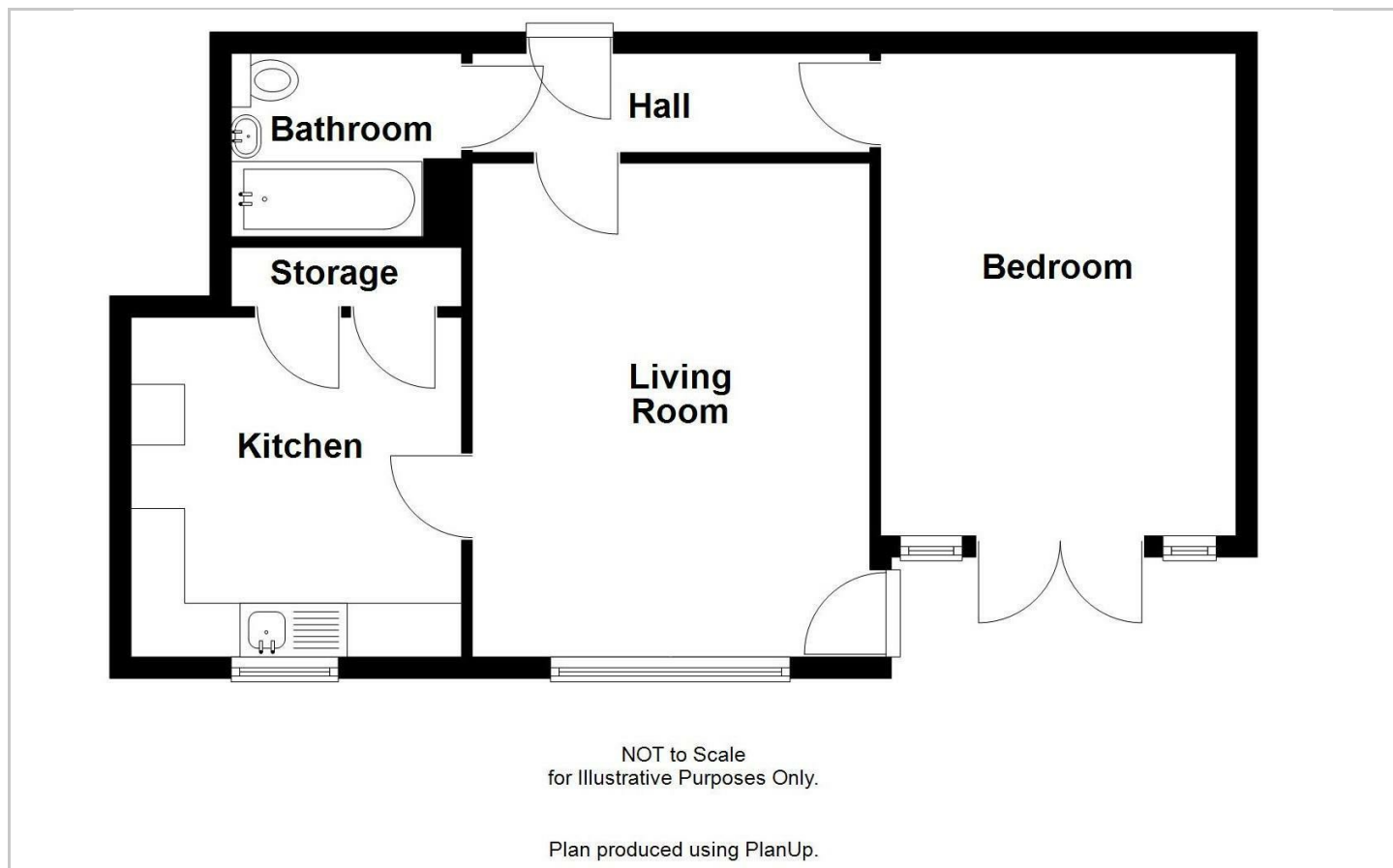
Council Tax Band

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





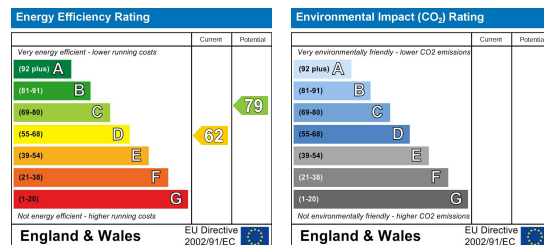
Floor Plan



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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