



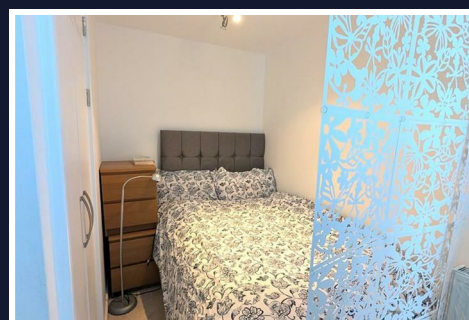
16 Robert Court, Wake Green Park

Moseley, Birmingham, B13 9XN

Offers In The Region Of £100,000



****WELL PRESENTED AND MODERNISED SECOND FLOOR STUDIO FLAT IN THE WAKE GREEN PARK IN MOSELEY WITH NO UPWARD CHAIN!!**** We are pleased to offer to the market this much improved studio flat situated in the leafy and secure Wake Green Park Development in Moseley offering close links to Moseley Village with all of it's associated amenities including cafes, bars, restaurants and shopping facilities. The property also benefits with good transport links into the City Centre, as well as the new Train station that is just a brisk walk away from Wake Green Park! In brief this second floor flat comprises of; well manicured communal grounds, hallway, living and sleeping area with patio doors giving access onto the balcony, built in storage, re-fitted kitchen and bathroom. The property further benefits from central heating and a garage in a separate block and offered with no upward chain. Energy Efficiency Rating D.



Approach

This top floor studio apartment is approached via a front entry door with stairs rising to the studio with front entry door opening into:

Hallway

With ceiling light point, central heating radiator, door opening into useful storage cupboard housing electrical consumer unit and further doors opening into:

Bathroom

6'5" x 5'5" (1.96 x 1.67)

Comprising bath with two taps over and separate thermostatic shower mixer valve that provides hotwater form the boiler, wash hand basin on pedestal with mixer tap over, low flush push button WC, tiling to splash back areas, tiled flooring, ceiling mounted extractor fan, ceiling light point and wall mounted chrome heated towel rail.

Living / Bedroom area

mi (19'1" (max) / 11'8" (min) x 11'0" (max) / 5'8" (mi (5.83 (max) / 3.58 (min) x 3.36 (max) / 1.73 (m)

With door opening into useful storage cupboard in living area, double glazed sliding patio doors giving access to the balcony, door opening into kitchen, two central heating radiators, two ceiling light points and further storage area.

Balcony

Overlooking the front of the development.

Kitchen

9'8" (max) x 6'2" (2.96 (max) x 1.89)

With a double glazed window to the side aspect, tiled flooring, wall mounted Baxi combination boiler,

space facility for washing machine, stainless steel sink and drainer unit with mixer tap over, a selection of base units with integrated oven and four ring burner electric hob, ceiling light point, shelving area and open access into storage cupboard with shelving.

Garage

In covered upper area of court 3 - not inspected.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 997 years, the ground rent is approximately £0.00 and the service charges are approximately £1,959.00 per annum (subject to confirmation from your legal representative).

Council Tax

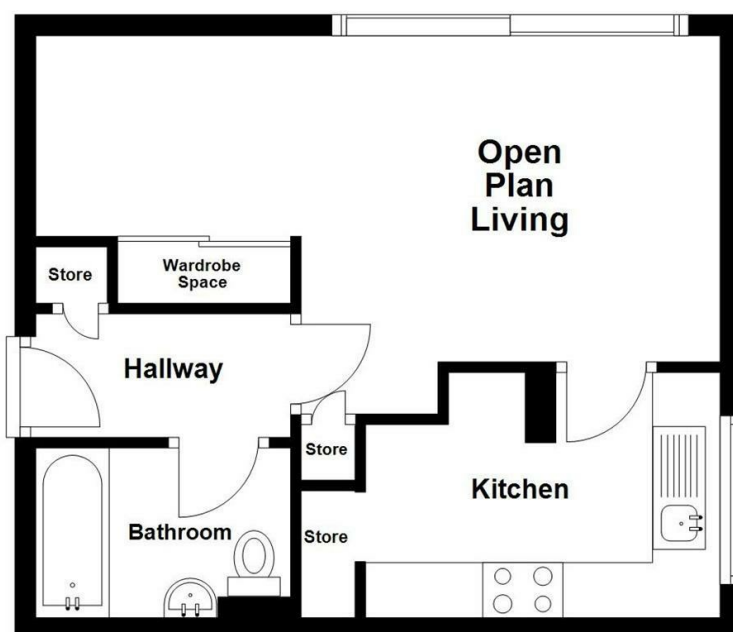
According to the Direct Gov website the Council Tax Band for Robert Court, Wake Green Park, Moseley, Birmingham, B13 9XN is band A and the annual Council Tax amount is approximately £1,491.33, single occupancy is currently being paid at £1,344 per annum subject to confirmation from your legal representative.





Floor Plan

Second Floor

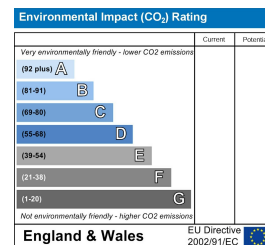
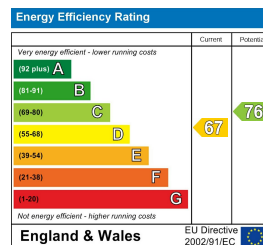


NOT to Scale
for Illustrative Purposes Only.

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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