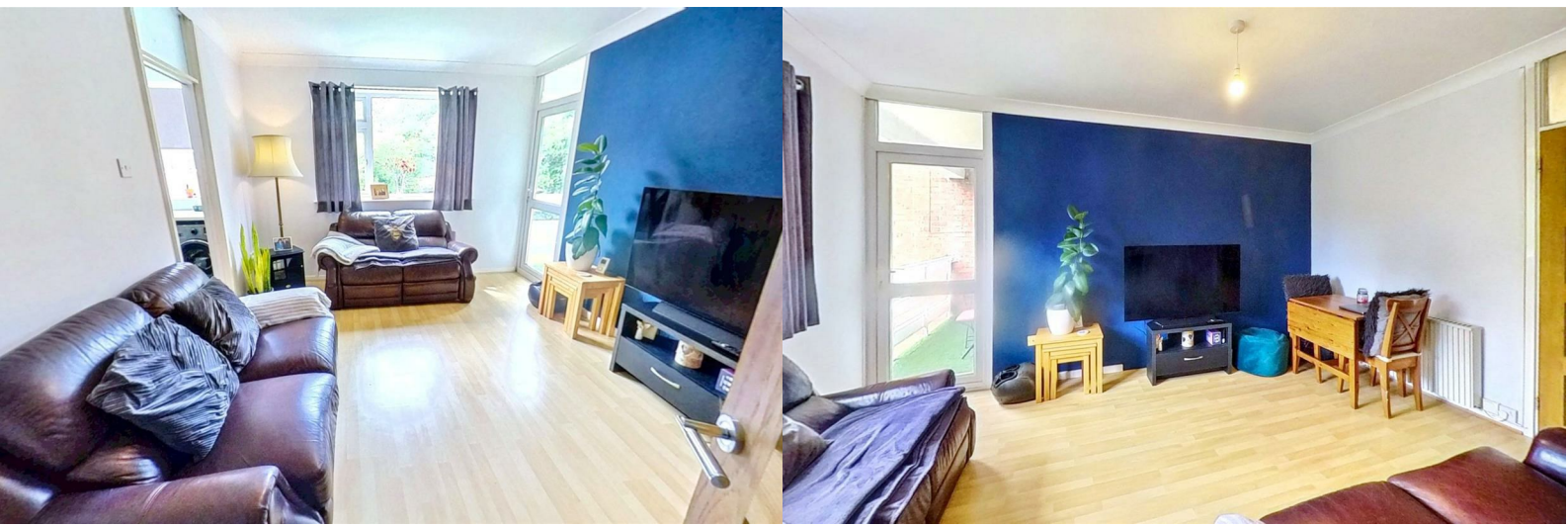




Flat 22 Millmead Lodge Wake Green Road

Moseley, Birmingham, B13 9XL

Offers In The Region Of £125,000



****FIRST FLOOR APARTMENT WITH BALCONY AND SET IN LOVELY GROUNDS!**** We are delighted to offer to the market this one bedroom first floor apartment which is set in lovely communal grounds. The flat is ideally located close to local amenities and also bus routes into Moseley, Hall Green and Shirley. In brief the accommodation offered comprises; well tendered communal grounds, communal entrance and hallways, entrance hallway, newly renovated kitchen with quartz counter tops, bathroom, living room with door opening onto balcony, living room with private door to balcony and kitchen. This property benefits from an extended lease. Book in a viewing with our Moseley office today!



Approach

With a wooden front entry door opening into:

Hallway

With laminate wood effect flooring, ceiling light point, central heating radiator and doors opening into:

Living Room

10'9" x 14'4" (3.29 x 4.39)

With ceiling light point, electric radiator, laminate wood effect flooring, double glazed window to the front aspect. double glazed door giving access to the balcony area and further door opening into:

Kitchen

7'10" x 8'5" (2.39 x 2.58)

With lino flooring, ceiling light point, two pantry cupboards with shelving, double glazed window to the front aspect and overlooks to communal garden, a selection of wall and base unit with work surfaces over, sink and drainer with hot and cold mixer tap, integrated oven, induction hob with extractor over, space for washing machine and tiling to splash backs.

Bathroom

6'9" x 6'7" (2.07 x 2.01)

With lino tiled effect flooring, UPVC panelling to walls, low flush WC, wall mounted sink with hot and cold mixer tap and storage cupboard below, walk-in shower cubicle with mains powered shower over, extractor fan, ceiling light point and wall mounted electric heated towel rail.

Bedroom

9'6" x 14'7" (2.91 x 4.45)

With ceiling light point, built-in wardrobes and double glazed windows to the front aspect.

Balcony Area

9'6" x 3'10" (2.90 x 1.19)

With Astroturf to balcony floor and views of the communal area

Communal Grounds

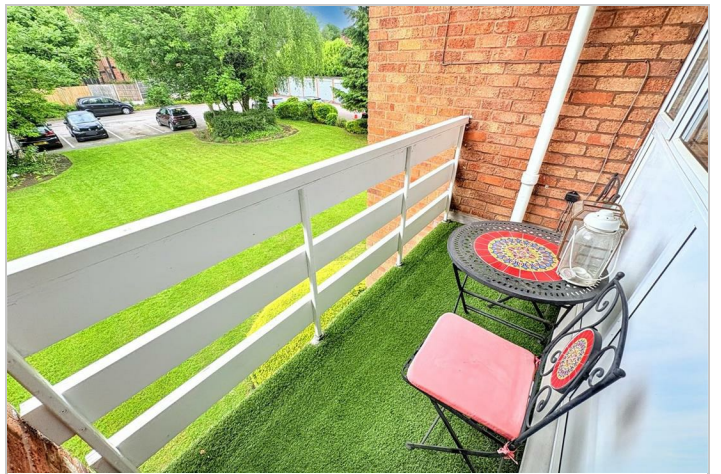
To the rear of the property, being laid mainly to mature lawn with pathway and mature trees, plants and shrubs.

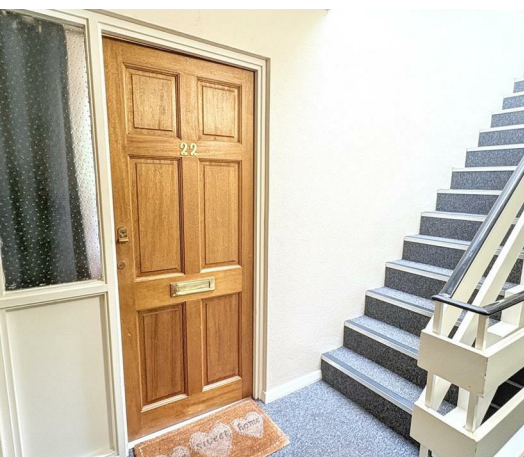
Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 172 years, the ground rent is approximately £0 per annum and the service charges are approximately £1,466.00 per calendar annum (subject to confirmation from your legal representative).

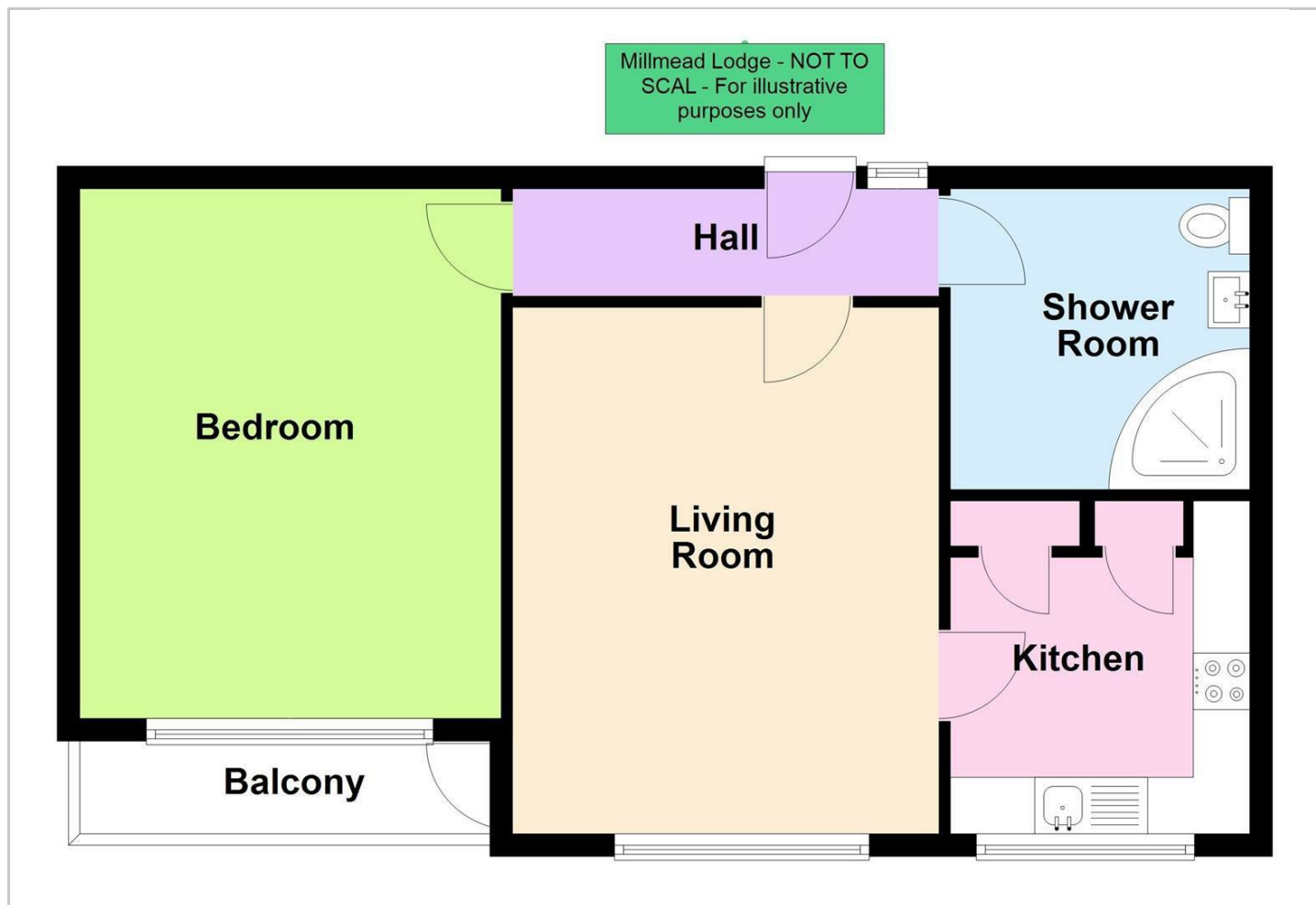
Council Tax

According to the Direct Gov website the Council Tax Band for Flat 22 Millmead Lodge, Wake Green Road, Moseley, Birmingham, West Midlands, B13 9XL is band B and the annual Council Tax amount is approximately £1739.89, subject to confirmation from your legal representative.





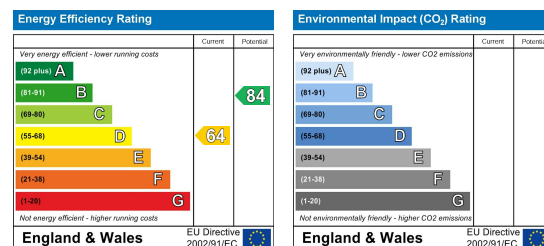
Floor Plan



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.