



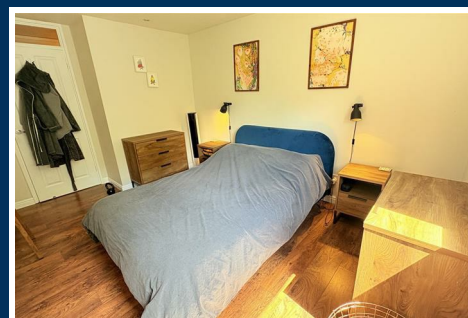
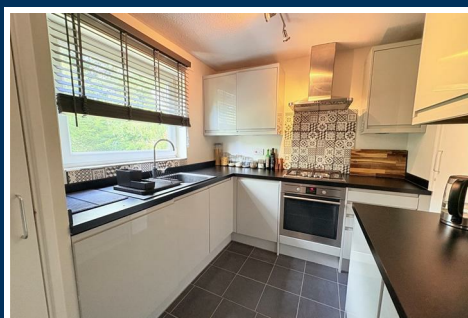
7 Major Court Wake Green Park

, Birmingham, B13 9XW

Offers Over £135,000



BEAUTIFUL ONE BEDROOM FLAT IN SOUGHT AFTER DEVELOPMENT We are pleased to offer this well presented second floor flat, located on the ever popular Wake Green Park in Moseley. Offering a bright balcony, a combination Worcester Bosch boiler and double glazing, the accommodation offered briefly comprises; leafy communal grounds, entrance hallway, lounge with balcony access, a bedroom along with a re-fitted kitchen. The apartment also offers a garage in a separate block and should be viewed to be fully appreciated! Energy Efficiency Rating D. To book in a viewing, contact our Moseley office today!



Approach

With a wooden front entry door opening into:

Hallway

With door opening into storage cupboard, ceiling light point, central heating radiator, wooden effect laminate flooring and doors opening into:

Living Room

11'2" x 17'5" x 11'3" x 7'5" (3.41 x 5.32 x 3.44 x 2.27)

L-shaped living room with two ceiling light points, two central heating radiators, laminate wood effect flooring, sliding doors giving access to the balcony, door giving access to storage cupboard and door opening into:

Kitchen

9'9" x 7'8" (2.99 x 2.35)

With ceiling light point, laminate flooring, storage cupboard housing Worcester Bosch combination boiler and shelving, pantry cupboard with shelving, wall and base units work surfaces over, integrated Indesit washing machine, integrated AEG cooker, hob with extractor over and tiling to splash backs.

Bedroom

9'3" x 12'0" (2.82 x 3.68)

With ceiling spotlights, double glazed windows to the front aspect, central heating radiator, storage wardrobe and laminate wood effect flooring.

Bathroom

6'4" x 5'4" (1.95 x 1.65)

With ceiling light point, extractor fan, tiled floor covering, tiling to walls, hidden cistern low flush WC and wash hand basin in vanity unit with hot and cold mixer tap, panel bath with mains powered shower

over and glass shower screen 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 84 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £1,955 per annum (subject to confirmation from your legal representative). per annum (subject to confirmation from your legal representative).

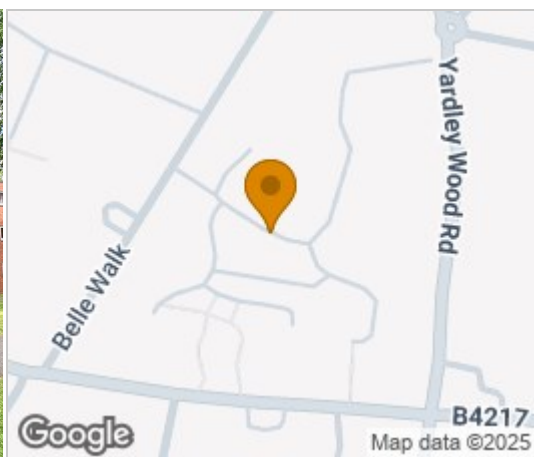
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 7, Major Court, Wake Green Park Moseley, Birmingham, B13 9XW is band A and the annual Council Tax amount is approximately £1,389.17, subject to confirmation from your legal representative.

Communal Grounds

The communal gardens wrap around the development and are laid to mainly mature lawned areas with a varied selection of mature trees, plants and shrubs and provide a pleasant outside space.





Floor Plan

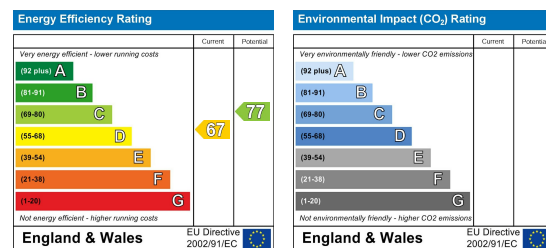
Major Court - NOT TO SCALE - For illustrative purposes only



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.