



HERITAGE ESTATE AGENCY



Flat 6, 17 Wake Green Road, Moseley, Birmingham, B13 9HB
£230,000

A Two Bedroom Second Floor Flat



**Wake Green Road comprises in further detail:**

The property is set back from the road and approached via communal parking area with steps up to main entrance door opening to hallway with steps rising to second floor landing leading to private entrance door opening to:

Dining Area 15'11" max x 13'7" max

Three Velux windows, obscured windows to side aspect, three ceiling light points, four spot lights, a range of fitted storage cupboards housing boiler, freezer, washing machine, tumble dryer and dishwasher, wood flooring, radiator, opening to inner lobby and doors to: (With some restricted head height)

Sitting Room 11'11" x 13'11"

Window to front aspect, ceiling light point, wood flooring, radiator and feature recess to chimney breast with hearth. (With some restricted head height)

Kitchen 10'5" x 6'10"

Window to rear aspect, ceiling light point, part tiled walls, slate tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, cooker and concealed fridge.

Bedroom One 13'3" into wardrobes x 14'5"

Window to front aspect, ceiling light point, radiator and a range of fitted wardrobes. (With some restricted head height)

Inner Lobby

Ceiling light point, loft access, wood flooring and doors to:

Bedroom Two 13'4" x 9'3"

Window to rear aspect, ceiling light point, built-in desk/work surface and radiator. (With some restricted head height)

Bathroom 10'1" x 4'9"

Obscured window to rear aspect, ceiling spot lights, tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and electric shower over, work surface with counter top wash hand basin with mixer tap over and low level flush w.c. (With some restricted head height)

Lease Details

Approx term remaining:- 955 years (999 years from 25/03/1982)

Ground Rent - Peppercorn

Service Charge - £1,440.00 per annum (the vendor currently pays £120.00 per month)

Review Periods -

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

Agent Notes:

We are advised by the vendor that the lease restricts the following:

- not to make any structural or external alterations or any additions to the premises without the prior written





consent of the Lessor

- not to park or cause to permit to be parked more than one motor car of average size in the driveway or forecourt
- No animal bird or reptile shall be kept in the flat without the written permission of the Lessor
- no clothes flower pots or other articles shall be hung placed or exposed outside the flat
- not except with the written consent of the Lessor to erect upon or affix to the flat any machinery or mechanical apparatus or any television or radio receiving aerials
- not to use and occupy the flat solely and exclusively as a self contained residential flat in one family occupation only

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band A





Top Floor Flat
Floor Area: 80.5 m² ... 867 ft²



Flat 6, 17 Wake Green Road, Moseley, B13 9HB.

Total Area: approximately 80.5 m² ... 867 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

