Wake Green Road, Moseley, B13 9PZ

**Asking Price Of £160,000**

Leasehold

- Ground Floor Apartment
- Two Bedrooms
- Shower Room & En-suite
- Kitchen with Appliances
LOCATION
Moseley provides excellent access to many important venues and neighbouring regions such as Birmingham City Centre and Solihull. The Midlands Motorway Network allows merging to routes further afield whilst Birmingham International Airport is just a few miles away. Moseley’s thorough transport services includes numerous Bus passages to nearby outskirts and suburbs. Education is also very well provided for with numerous schools. Outstanding shopping facilities and a prime social scene with its café’s, bars and restaurants and exclusive residents access to Moseley Park.

DESCRIPTION
A spacious ground floor apartment in a converted Victoria dwelling. Comprising two bedrooms, en-suite bathroom and shower room. Fitted kitchen with integral appliances. Attractive Living room and features including high ceilings, double glazing and gas central heating. Offered with NO UPWARD CHAIN this would be an ideal purchase.
COMMUNAL ENTRANCE
Welcoming approach via communal secure door, having intercom, locked postbox, period high ceilings and decorative coving. Solid timber front door to apartment.

ENTRANCE HALL
Having wooden flooring, radiator, concealed stop cock and gas valve and a smoke alarm.

LIVING ROOM 17' 2" x 14' 11" (5.24m into bay x 4.55m)
Spacious reception room with focal point large upvc double glazed bay window with vaulted ceilings above. Two radiators, decorative stainless steel sockets, TV point and wooden flooring.

L-SHAPED KITCHEN 11' 2" x 11' 8" (3.41m max x 3.58m max)
Fully fitted kitchen befitting from appliances. Comprising matching base and wall units with illuminated work-surfaces to two sides. Inset four burner gas hob with stainless tell extractor canopy over and electric oven underneath. Integral dishwasher and tower fridge/freezer. Space and plumbing for washing machine. Tiled flooring, radiator, extractor fan and wall mounted central heating boiler.

MASTER BEDROOM 12' 0" x 11' 11" (3.68m x 3.65m)
Spacious bedroom having two UPVC double glazed windows to the side, central heating radiator, stainless steel sockets/switches, TV and telephone point and door to:-

SHOWER ROOM 6' 4" x 6' 1" (1.95m x 1.86m)
Comprising a walk in shower enclosure with mains shower, pedestal wash hand basin with mixer tap and low level WC. Complimentary tiling with decorative border to the walls and tiled floor. Tall chrome heated towel rail, extractor and spot lighting.

ENSUITE BATHROOM 10' 2" x 6' 1" (3.10m x 1.86m)
Fitted with a white suite comprising:- ‘P’ shaped shower bath with shower mixer over, pedestal wash hand basin and close coupled w.c., complimentary tiling to floor and walls, tall chrome central heating towel radiator and extractor fan.

BEDROOM TWO 11' 1" x 9' 8" (3.38m x 2.96m)
Good size second bedroom with upvc double glazed window to side, stainless steel sockets/switches and radiator.

LEASEHOLD INFORMATION
Leasehold Information - We are advised by the seller that the following lease information applies to this property, however we suggest that your solicitor confirms the information before exchange of contracts; -Service Charge of £1680 per year - Ground rent - £50 per year. 125 Year Lease from January 2004.
Floor Plan For

Wake Green Road, Moseley, B13 9PZ

Ground Floor
Approx. 84.8 sq. metres (913.3 sq. feet)

Master Bedroom
3.38m x 4.48m
(11'1" x 14'8")

En-suite
1.88m x 3.10m
(6'1" x 10'2")

Bedroom 2
2.96m x 3.38m
(9'9" x 11'1")

Hall

Shower Room
1.65m x 1.95m
(5'5" x 6'5")

Kitchen
3.61m x 3.38m
(11'10" x 11'1")

Lounge
5.22m x 4.55m
(17'2" x 14'11")

Total area: approx. 84.8 sq. metres (913.3 sq. feet)
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: Birmingham City Council

To complete our quality service, John Shepherd is pleased to offer the following:-

Free Valuation: Please contact the office on 0121 354 2079 to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 0121 354 2079.

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.johnshepherd.com

Financial Services: John Shepherd Estate Agents works with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK’s largest award winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact our Sutton Coldfield office on 0121 354 2079 for further details or to arrange a free appointment.

John Shepherd, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither John Shepherd and any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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Energy Efficiency Rating

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