Rice Chamberlains ESTATE AGENTS LLP



Bucknall Court Wake Green Park

, Birmingham, B13 9XR

Offers Over £154,000

2 1 1 C





STUNNING TWO BEDROOM FIRST FLOOR FLAT IN LEAFY DEVELOPMENT! Situated just off of Yardley Wood Road and Wake Green Road (Belle Walk) this delightful flat is ideally situated to nearby amenities such as Moseley Village which offers cafes, restaurants, pubs, community hubs and excellent transport routes via Bus Routes and the Train station! The flat itself is situated on the first floor and offers: Hallways with storage, a bright and airy living room with balcony access overlooking the leafy development, a sleek kitchen design, two good sized bedrooms and a bathroom. The energy efficiency rating is C. To truly appreciate this flat, call our Moseley office today!







Approach
With front entrance door opening into:

Hallway
With Laminate wood effect floor covering, two ceiling light points, central heating radiator, door opening into useful storage cupboard and doors providing access to; bedroom one, bedroom two, bathroom and living room with further kitchen access.

Bedroom One
12'10" x 9'10" (3.93m x 3.01m)
With Laminate wood effect floor covering, ceiling light point, central heating radiator, storage unit providing clothes hanging and shelved storage space and double glazed PVC window to the front aspect.

Bedroom Two
1'0" x 9'9" (0.32m x 2.99m)
With Laminate wood effect floor covering, ceiling light point, central heating radiator and double glazed PVC window to the front aspect.

Bathroom
5'10" x 6'0" (1.8m x 1.85m)
With beige tiling to wall covering, grey marble effect tiling to floor covering, ceiling light point, heated towel radiator, low flush WC, ceramic sink in basin with mixer tap over and storage unit under, bath with separate hot & cold taps and electric shower unit overhead.

Living Room
16'7" x 17'4" maximum (5.06m x 5.3m maximum)
L-Shaped room with wood effect LVT to floor covering, two ceiling light points, central heating radiator, double glazed PVC window to the rear aspect, double glazed UPVC door providing access to the balcony, and further door opening into:

Kitchen
9'10" x 7'6" (3.01m x 2.31m)
With Laminate wood effect floor covering, ceiling light point, a selection of wall and base units with grey frontages and ornate handles, marble effect work surfaces, space facility for washing machine and fridge/freezer, integrated gas hob with oven under and extractor fan over, concealed Vokera boiler within wall unit and double glazed PVC window to the side aspect.

Garage
Located in separate block, not inspected.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 957 years, the ground rent is approximately £0.00 per annum and the service charges are approximately £2142.44 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Bucknall Court, Wake Green Park, Birmingham, B13 9XR, is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.

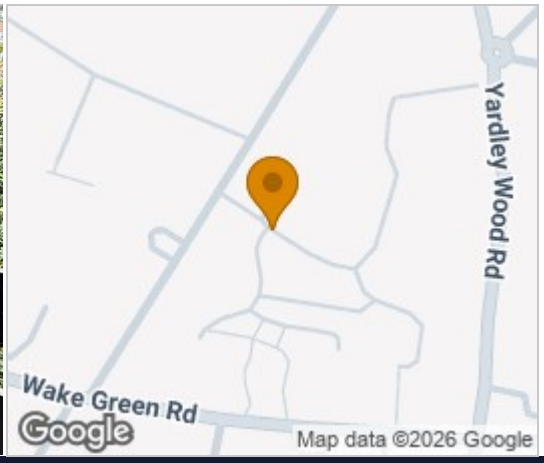






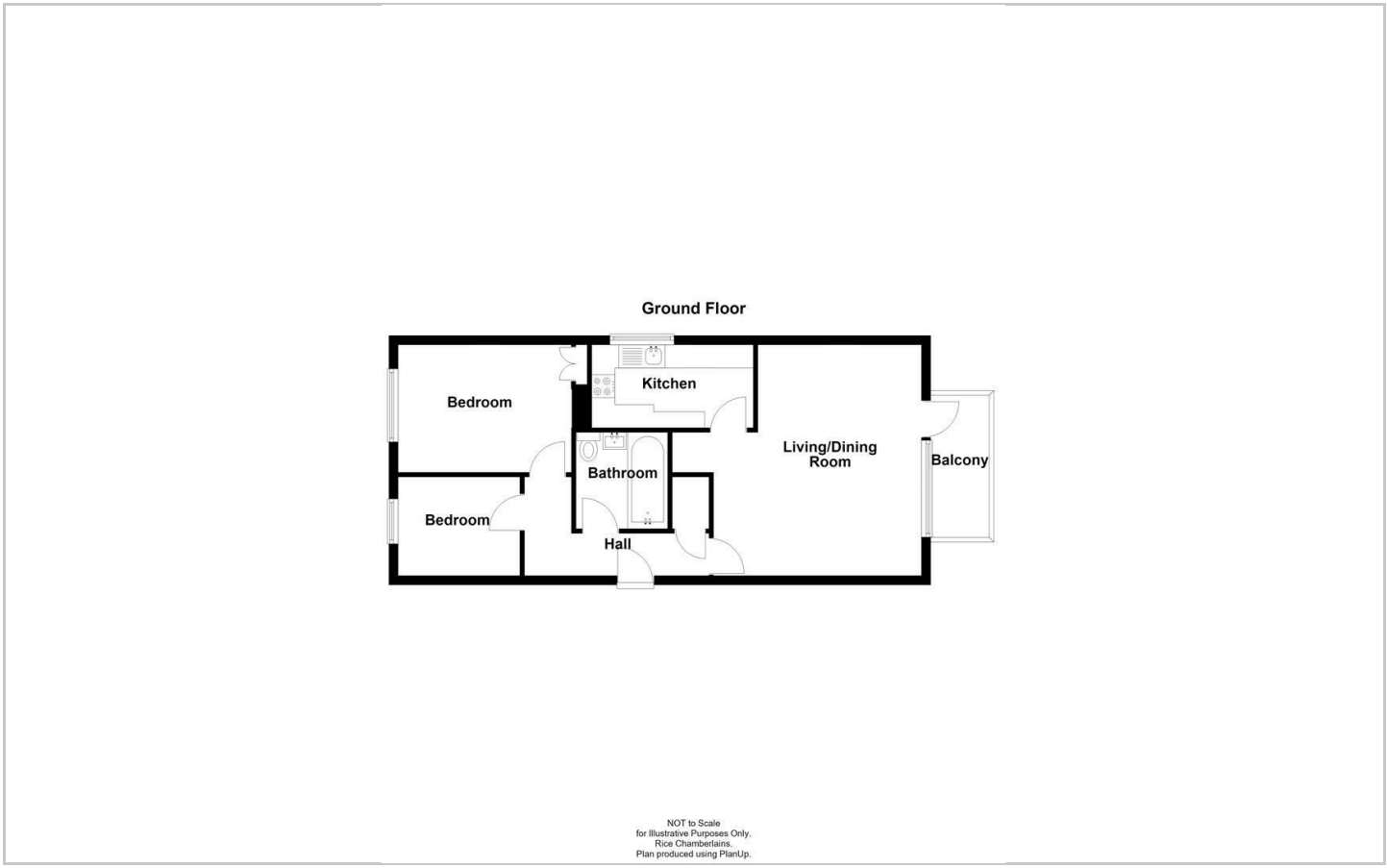








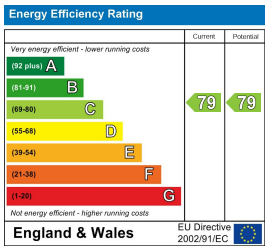
Floor Plan

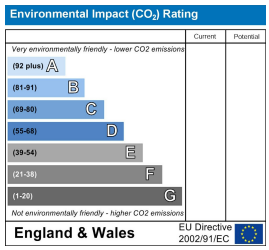


Viewing

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk