

**Venice Court, Wake Green Park,  
Moseley, Birmingham, B13 9YL**

**Offers Over £125,000**



We are delighted to offer to the market this much improved one bedroom second floor flat which is located on the ever popular Wake Green Park development in Moseley. Providing good access to nearby Moseley Village with all the associated amenities and being close to local transport links into the City Centre. The property benefits from full double glazing and central heating and the accommodation briefly comprises; entrance hallway, spacious living/dining room with balcony overlooking communal grounds, fitted kitchen, spacious bedroom, bathroom and further room which can be utilised as a study or walk-in wardrobe, the property also boasts a garage in a separate block and is set within leafy shared gardens. Energy Efficiency Rating D. To arrange your viewing and fully appreciate the accommodation on offer please contact our Moseley office.



## ACCOMMODATION

### Approach

This second floor apartment is approached via delightful landscaped communal gardens within this sought after development accessed from Belle Walk. Tarmacadam driveways lead to the residents parking areas and garage blocks and a paved pathway gives access to the entrance foyer with stairs leading to the second floor landing. A solid entrance door gives access to the entrance hall.

### Entrance Hall

With open access to the spacious dressing room, ceiling light point, central heating radiator and doors opening into:

### Dressing Room/Study Area 6' 11" x 5' 5" (2.11m x 1.65m)

With space for a variety of uses, ceiling light point and with double doors to a fitted storage cupboard housing the gas central heating boiler

### Bedroom 14' 8" x 9' 5" (4.47m x 2.87m)

This spacious double bedroom has a fitted double wardrobe with storage cabinets above, central heating radiator and ceiling light point.

## Bathroom

With a white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, tiled splash backs, ceiling light point, central heating radiator and double glazed window.

## Lounge/Dining Room 14' 10" x 10' 5" (4.52m x 3.17m)

With double glazed sliding doors giving access to a south facing balcony, ceiling light point, central heating radiator and a door opening into:

## Kitchen 10' 6" x 8' 9" (3.20m x 2.66m)

With a matching selection of wall, base and drawer units with inset stainless steel sink and drainer, spaces for cooker, washing machine and fridge freezer, two fitted storage cupboards, tiled splash backs, ceiling light point and a double glazed window to the rear.

## Communal Gardens

Wrapping around the development with mature lawned areas bordered by flowerbeds housing a selection of trees, plants and shrubs and communal parking areas.

**Garage Not Measured** In a separate block.

## Tenure

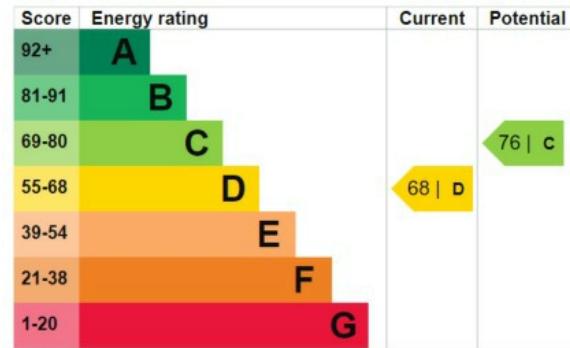
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 88 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £1,609.58 per annum (subject to confirmation from your legal representative).

## Council Tax Band

According to the Direct Gov website the Council Tax Band for Venice Court, Wake Green Park, Moseley, Birmingham, B13 9YL is band A and the annual Council Tax amount is approximately £1,106.87 subject to confirmation from your legal representative.



**Venice Court**  
For illustrative purposes only, NOT to scale.



**Referral Fees** - We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £150.00 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Moneywatch Finance Ltd who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Moneywatch Finance Ltd for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are approx. £200.00 per case.

The same also applies if we have introduced you to the services of Carpenters Street Surveyors Ltd who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee from Carpenters Surveyors up to £70.00. This referral fee does not impact the actual fee that you would pay Carpenters Surveyors Ltd had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If you have instructed another agent on a sole agency basis the terms of those instructions must be considered before contacting us, to avoid the possibility of paying two commissions if a sale results.