



smarthomes

Major Court

Wake Green Park, Moseley, B13 9XW

- A First Floor Apartment Requiring Renovation
- Double Bedroom with Fitted Cupboards
- Open Plan Lounge/Diner with Balcony
- No Upward Chain

£105,000

EPC Rating - C

Current Council Tax Band - A





Property Description

The property is set back from the road behind a communal lawn with a paved footpath leading to a communal front door and hallway. Stairs rise to the first floor where you will find a private front door leading into

Entrance Hallway

With ceiling light point, useful storage cupboard and door leading off to



Open Plan Lounge/Diner

19' 0" max x 12' 5" max (5.8m max x 3.8m max) With two ceiling light points, storage cupboard, high level single glazed window to side elevation, single glazed door and window combo leading to balcony and door to kitchen



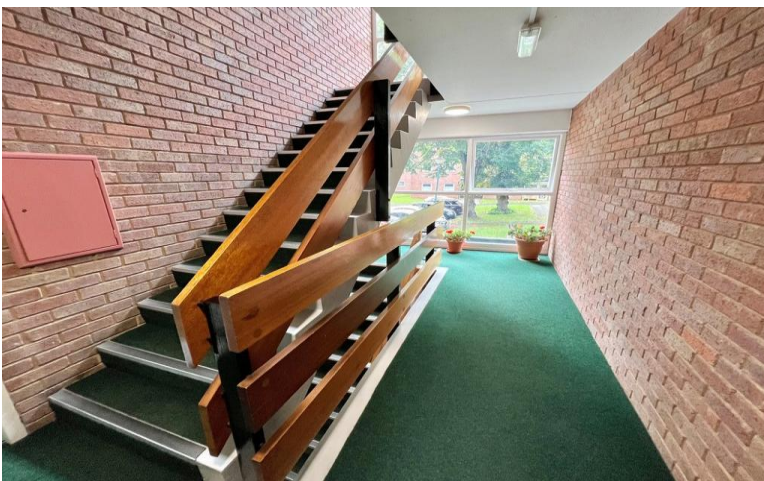
Fitted Kitchen

9' 2" x 7' 10" (2.8m x 2.4m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding electric cooker, space and plumbing for washing machine, tiling to splash back areas, ceiling light point, pantry cupboard and a single glazed window



Double Bedroom

12' 5" x 9' 2" (3.8m x 2.8m) With a single glazed window, built in cupboards and ceiling light point



Bathroom

6' 2" x 5' 6" (1.9m x 1.7m) Being fitted with a suite comprising of a panelled bath, pedestal wash hand basin and a mid flush W.C. Tiling to splash prone areas and ceiling light point



External

The property further benefits from a garage situated in a separate block, un-allocated residents parking and well maintained communal grounds

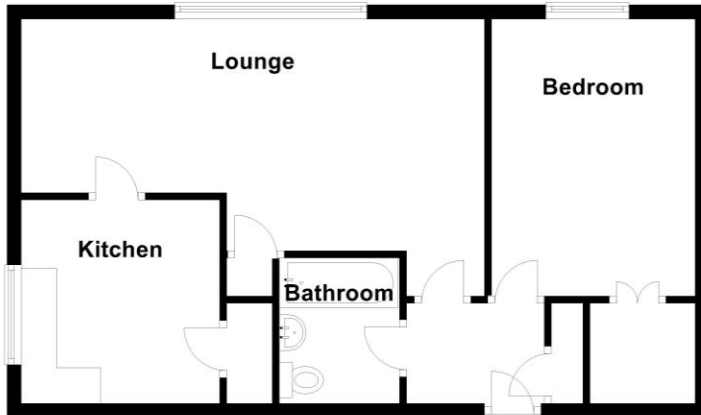


Tenure

We are advised by the vendor that the property is leasehold with approx. 85 years remaining on the lease, a service charge of approx. £1,872 per annum and a ground rent of approx. £10 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - A

First Floor

Approx. 51.3 sq. metres (552.3 sq. feet)



Total area: approx. 51.3 sq. metres (552.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.