



property sales. letting and management

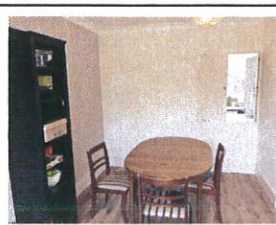
1A King Edward Road, Moseley, Birmingham, B13 8HR
Tel: 0121 256 2561 E-mail: mail@thistlestates.com

**APARTMENT 22, MARK HOUSE, WAKE GREEN ROAD,
MOSELEY, BIRMINGHAM, B13 9HA**



**OFFERS IN THE REGION OF
£150,000
LEASEHOLD**

The property is located on the ground floor in a purpose built block, set back behind a lawn fore garden on the Wake Green Road near the junction of Anderton Park Road. Shopping and transport facilities are available on Alcester Road and Kings Heath High Street. Birmingham City Centre and other local centres of employment are also within easy reach. The purpose built apartment compromises of two generous bedrooms, lounge/dining, fitted kitchen, bathroom, double glazing, gas central heating, outside store, garage in separate block communal gardens and visitor parking spaces.



Approach

The property is approached via a communal hall leading to communal courtyard garden, then leading to the purpose built building entrance.

Entrance

Hardwood glazed door leading to:

Hallway

Bing 'L' shaped, having two ceiling light points, central heating radiator, built-in cloak cupboard and doors to:

Lounge

(17ft 4in X 12ft)

(5.2 m X 3.6m)

Spacious lounge having double glazed window to rear elevation over looking communal garden, two ceiling light points, coving to ceiling, wood effect laminate flooring, power points, central heating radiator, TV point, phone point and serving hatch to kitchen.



Kitchen

(11ft 10in X 7ft)

(3.3m X 2.1m)

UPVC double glazed window to front elevation overlooking communal courtyard garden. Fitted kitchen in beech effect units with butchers block effect worktops comprising range of base level units and wall mounted eye level units all with cornice and pelmets, single bowl and drainer stainless steel sink unit with mixer tap, tiled splash-backs, gas & electric cooker points, plumbing for washing machine, tiled floor, power points, central heating radiator, doors to storage cupboard and door to airing cupboard housing Valliant gas combi boiler.



Bedroom One

(13ft 10in X 8ft 10in)

(4.15m X 2.65m)

UPVC double glazed window to rear elevation, single ceiling light point, power points, central heating radiator and built-in double wardrobe.

Bedroom Two

(14ft X 8ft 9in)

(4.2m X 2.6m)

UPVC double glazed window to rear elevation, single ceiling light point, power points, central heating radiator and built-in double wardrobe.

Bathroom

UPVC double glazed high window to front elevation, bathroom suite in white comprising of bathtub with electric shower above, tiled splashbacks, vanity unit with inset hand wash basin, low flush w.c, wall mounted mirror, with light above, tiled floor and central heating radiator.

Garage

Single garage in separate block with up and over door.

Outside

Tarmac drive leading to communal parking and visitor parking spaces, further barrier leading to garage blocks and further parking



GENERAL INFORMATION

TENURE: We are advised that the property is **LEASEHOLD**.

However, we advise all potential purchasers to obtain confirmation of the tenure through their own Solicitor or Surveyor.

SERVICES: We understand that the following services are available; mains electricity, water and drainage. Thistle Estates have not tested any of these appliances and purchasers are urged to make their own investigation as to the workings of the relevant items.

FIXTURES AND FITTINGS: All those items mentioned in these particulars, by way of fixtures and fittings, are included in the sale. Others, if any, are excluded.

A to Z Ref.

A-Z Map Reference Page

Viewing Strictly by appointment with Thistle Estates on (0121) 256 2561.

Vendors Solicitor

To be advised.

Making an Offer

If you are interested in this property, please contact us at the earliest opportunity. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees.

Free Sales Valuation

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment. 93a Alcester Road, Moseley, Birmingham B13 8DD Tel: 0121 256 2561 Fax: 0121 256 2560.

Survey

If this property does not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase.

We provide RICS Home Buyers' Survey, Basic Structural and Valuation reports, to ensure your dream home does not turn into a nightmare.

To discuss your requirements telephone the office on **(0121) 256 2561**.

MORTGAGE ADVICE

Budgeting correctly for a move is vital. Not all mortgages are the same. Simply call the office and ask for an appointment with our independent mortgage adviser.

Please note we offer mortgages through our association with Financial Solutions.

PROPERTY MISDESCRIPTIONS ACT 1993

Any statements, descriptions, information or opinion contained within these details have been made or provided in good faith by Thistle Estates who, however, have not had the opportunity to verify the accuracy of such statements etc.

In particular, none of these services — including central heating if installed — have been tested and no warranty is made in respect of their condition, operation, effectiveness or suitability. All references in the particulars to parts of the fabric, materials, fittings, decorations, external or internal features or grounds of the property are made without any warranty as to their condition or suitability.

Intending purchasers and any other readers should make their own arrangements to check the accuracy of descriptions, measurements, areas, distances, proximity to facilities. Outgoings, tenure and other statements or opinions expressed in these particulars.

www.thistleestates.com