



Flat 5, Victory House 64-68 Trafalgar Road

Moseley, Birmingham, B13 8BU

Offers Over £140,000



****GROUND FLOOR TWO BEDROOM APARTMENT WITH NO CHAIN, CLOSE TO MOSELEY VILLAGE**** We are delighted to offer to the market this two bedroom ground floor flat located in Moseley, which offers great access to Moseley Village, with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre and benefit of the upcoming Moseley Train Station. Being an ideal first purchase the accommodation briefly comprises; communal grounds, hallway, living/dining room, kitchen, bathroom and two bedrooms. Further offering double glazing (where stated), electric central heater with the further benefit of an allocated parking space to the rear of the property and no upward chain. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the please contact of Moseley office.



Approach

This two bedroom, ground floor flat is approached via a communal visitor parking area with paved pathway leading to communal front entry door opening into communal hallway with front entry door opening into:

Hallway

With wooden flooring, three ceiling light points, wall-mounted electric heater and doors opening into:

Living Room

9'10" x 13'2" max (3.01 x 4.03 max)

With two double-glazed windows looking out onto the rear aspect, ceiling light point and a wall-mounted electric heater.

Kitchen

8'11" x 5'8" (2.73 x 1.74)

With a matching selection of cream wall and base units, stainless steel sink and drainer with hot and cold mixer tap over, tiling to splash back areas, marble-effect work surfaces, integrated electric cooker, hob and extractor, space facilities for a fridge-freezer and washing machine, laminate flooring and a ceiling light point.

Bedroom One

10'4" x 12'8" (3.17 x 3.87)

With two double-glazed windows looking out onto the rear aspect, door opening into a storage

cupboard housing a water tank, ceiling light point and a wall-mounted electric heater.

Bedroom Two

10'2" max x 10'0" (3.12 max x 3.06)

With a double-glazed window looking out onto the rear aspect, ceiling light point and wall-mounted electric heater.

Bathroom

6'10" x 5'5" (2.10 x 1.67)

With a three-piece white suite comprising of a low flush WC, wash hand basin on pedestal with two taps over and a panelled bath with two taps over and shower attachment above, tiling to splash back areas, ceiling-mounted extractor fan, laminate flooring, ceiling light point and a wall-mounted electric heater.

Communal Grounds

With the driveway giving access to allocated rear parking with the apartment getting one allocated car parking space and rear communal garden that can be accessed from the communal hallway.

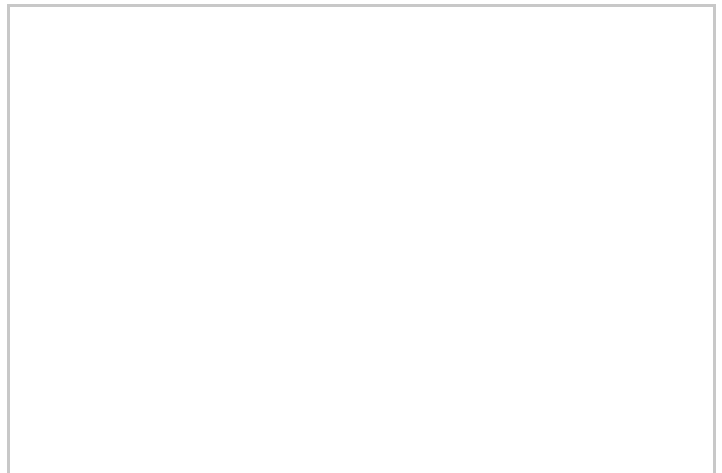
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 97 years, the service charges and

ground rent combined are approximately £1,200.00 per annum (subject to confirmation from your legal representative).

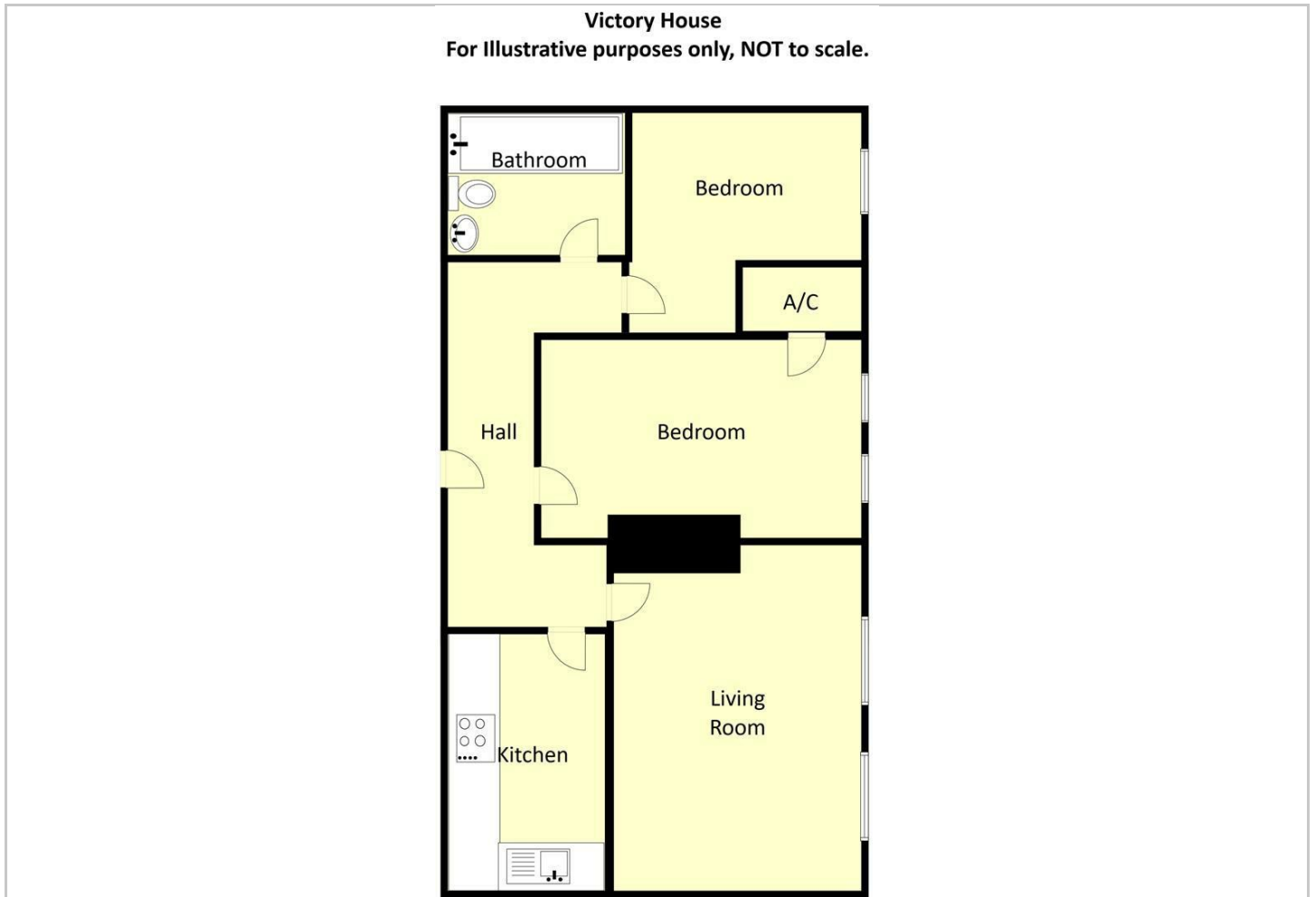
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 5 Victory House 64-68, Trafalgar Road Moseley, Birmingham, B13 8BU is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





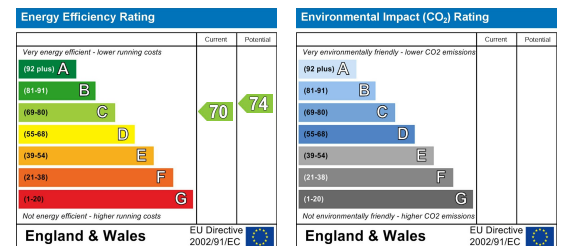
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.