



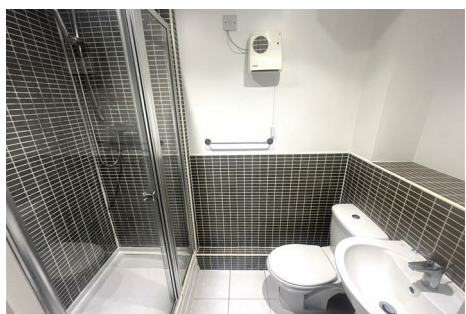
Apartment 4, Trinity Court Wake Green Road

Moseley, Birmingham, B13 9HW

Offers In The Region Of £195,000



****TWO BEDROOM GROUND FLOOR APARTMENT IN THE ACADEMY, MOSELEY**** We are delighted to offer to the market this impressive executive apartment located in this prestigious gated development off the Wake Green Road in Moseley. Offering excellent access to Moseley Village with all of its associated amenities including bars and restaurants and local transport links including upcoming Moseley Train Station. The accommodation briefly comprises of; gated grounds with secure parking facility, entrance hallway, study area, living room with doors opening into a contemporary kitchen with integrated appliances, bedroom one with contemporary en-suite, second bedroom and a contemporary apartment bathroom suite. The property further benefits from double glazing and electric heating. Energy Efficiency Rating C. To arrange your viewing at the earliest opportunity please contact our Moseley Office



Approach

This two bedroom ground floor flat is approached via secure entry gates opening into communal parking areas with allocated parking space for this apartment and secure front entry door opening into communal hallway with front entry door opening into:

Hallway

12'1" x 5'8" (3.69 x 1.74)

With coving to ceiling, ceiling spotlights, open walkway into use room and further doors opening into:

Study Area

12'1" x 5'8" (3.69 x 1.74)

With coving to ceiling, ceiling light point and wall mounted storage heater.

Kitchen

13'1" x 7'8" (3.99 x 2.35)

With white wall and base units with marble effect work surfaces incorporating one and half bowl sink and drainer with hot and cold mixer tap, 'Caddy' electric hob with extractor over 'Kenwood' cooker, built-in fridge freezer and washing machine, ceiling spotlights and doors opening into:

Living Room

13'1" x 20'8" into bay (3.99 x 6.30 into bay)

Also accessed from the hallway with double glazed bay window to the front aspect, two ceiling light points and two wall mounted storage heaters.

Bathroom

6'7" x 7'8" (2.02 x 2.36)

With low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over, tiling to flooring, tiled surround, ceiling spotlights, ceiling extractor fan and wall mounted central heating towel rail.

Bedroom One

9'4" x 10'4" (2.87 x 3.15)

With double glazed window to the side aspect, ceiling light point, coving to ceiling, wall mounted electric heater, doors opening into wardrobe and further door opening into:

En-Suite Shower Room

4'0" x 5'2" (1.24 x 1.59)

With tiled flooring, tiled surround, wall mounted heater, ceiling mounted extractor fan, low flush WC, sink on pedestal with mixer tap over, ceiling spotlight and wall-in shower cubicle with shower over.

Bedroom Two

10'8" x 10'7" (3.26 x 3.24)

With central heating radiator, ceiling light point, coving to ceiling and wall mounted heater.

Communal Gardens

Wrapping around the development and to the rear is a good size, sunny communal garden. The development further offers secure bike store and seating areas.

Secure Allocated Parking

With one allocated parking space.

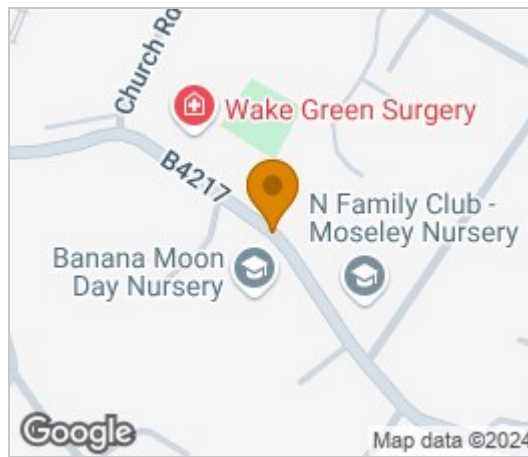
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 130 years, the ground rent is approximately £150.00 per annum and the service charges are approximately £2,000.00 per annum (subject to confirmation from your legal representative).

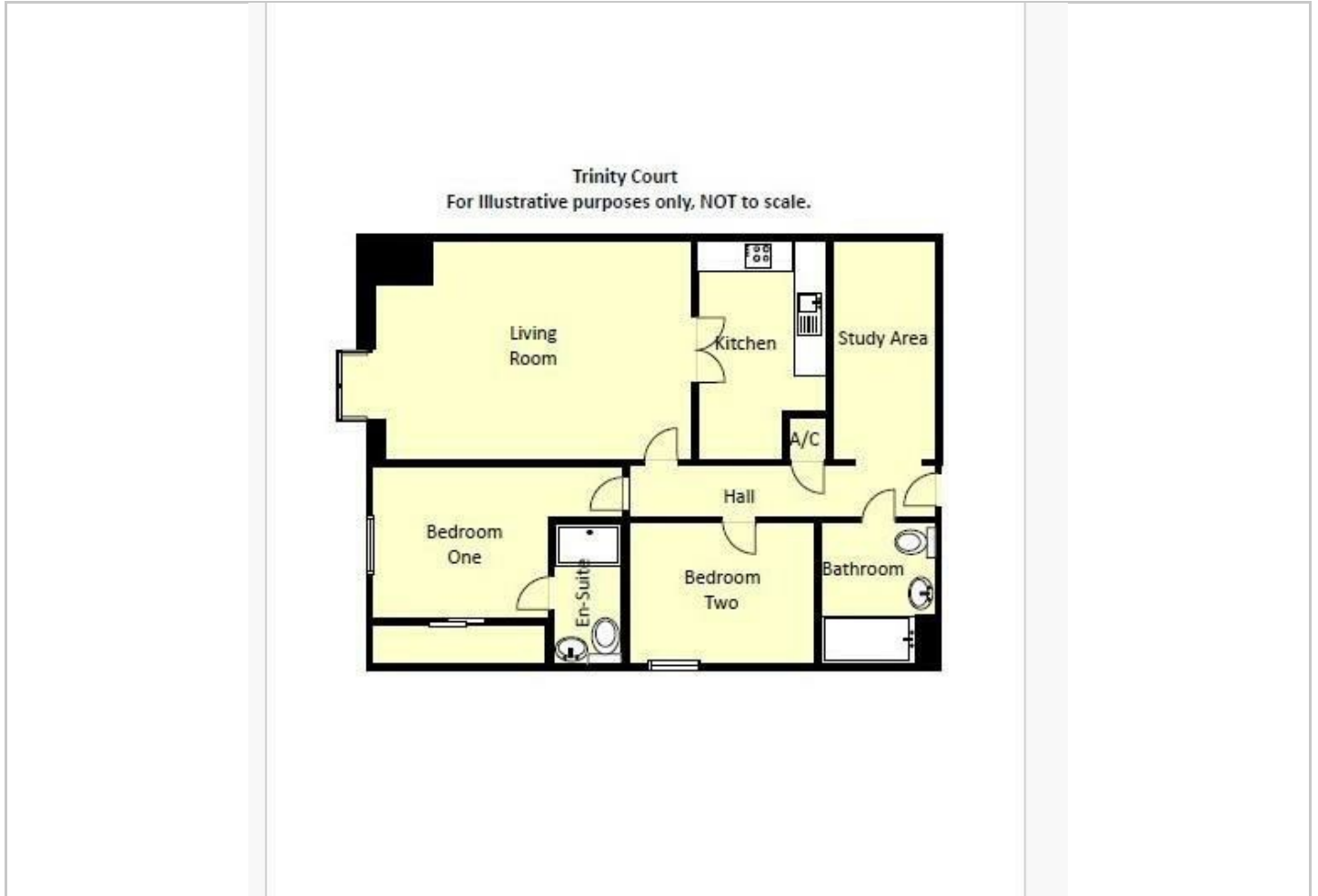
Council Tax Band

According to the Direct Gov website the Council Tax Band for Apartment 4, Trinity Court, Wake Green Road Moseley, Birmingham, B13 9HW is band D and the annual Council Tax amount is approximately £2,083.76, subject to confirmation from your legal representative.





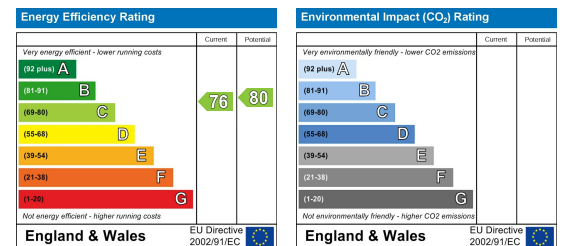
Floor Plan



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.