



Apartment 20 Trinity Court, Wake Green Road

Birmingham, B13 9HW

Offers Over £164,000



We are delighted to offer this HIGH SPEC, GROUND FLOOR APARTMENT in a PREMIUM LOCATION! The location offers a short distance into Moseley Village, where there is an abundance of amenities from grocers, cafes, bars, restaurants, pharmacies, store fronts and Moseley park and pool. With close proximity to the new train station that is due to open, along with good transport routes into Birmingham City Centre and around this apartment is very well linked! The development benefits from secured entrance and exit, allocated parking space and well maintained communal grounds. The Apartment offers a spacious hallway allowing access into; storage space, kitchen, lounge, bedroom and bathroom. The Energy efficiency rating is C. Call our Moseley office to arrange a viewing today!



Approach

With a secure front entry door opening into communal hallway and access to the wooden front entry door opening into:

Hallway

With wooden herringbone flooring, ceiling light point, storage heater, storage space with water tank and shelving and doors opening into:

Open Plan Living/Kitchen

16'9" x 13'3" (5.12 x 4.05)

With two ceiling light points, double glazed bay window to the front aspect, two wall mounted storage heaters, herringbone floor covering and open walkway into kitchen.

Kitchen Area

9'3" x 7'7" (2.83 x 2.33)

With continue herringbone flooring, space for fridge freezer and washing machine, wall and base units with work surfaces over, sink and drainer with hot and cold mixer tap, hob, cooker and grill, ceiling spotlights and double glazed window to the side aspect.

Bedroom

11'0" x 9'3" (3.36 x 2.84)

With ceiling light point, wall mounted electric radiator, built-in wardrobe, herring bone flooring and double glazed window to the front aspect.

Bathroom

6'3" x 5'1" (1.93 x 1.56)

With ceiling spotlights, extractor fan, panel bath with shower over, low flush WC, sink with hot and cold mixer tap and tiled walls.

Communal Grounds

With Secure gated entrance and exit, the grounds offer allocated parking, visitor spots, bin storage, bike storage space and well maintained communal gardens for residents to enjoy.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease remaining is approximately 129 years, the ground rent is £150.00 per annum and the service charges are approximately £189.88 per month (subject to confirmation from your legal representative).

Council Tax band

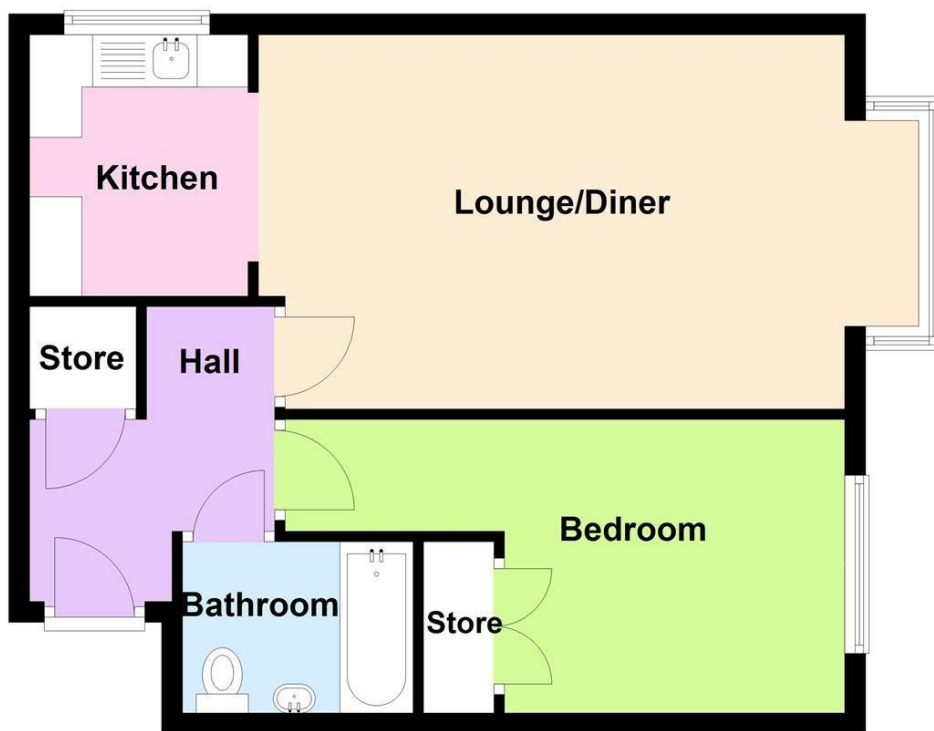
According to the Direct Gov website the Council Tax Band for Apartment 24 Trinity Court, Wake Green Road Moseley, Birmingham, B13 9HW is Band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





Floor Plan

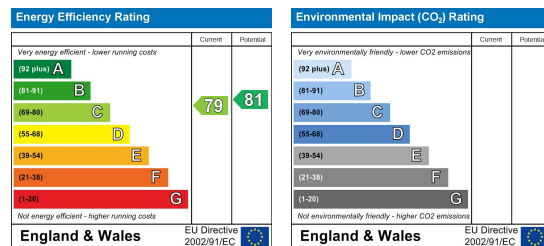
Trinity Court - NOT TO SCALE - For illustrative purposes only



Viewing

Please contact our Rice Chamberlains 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.