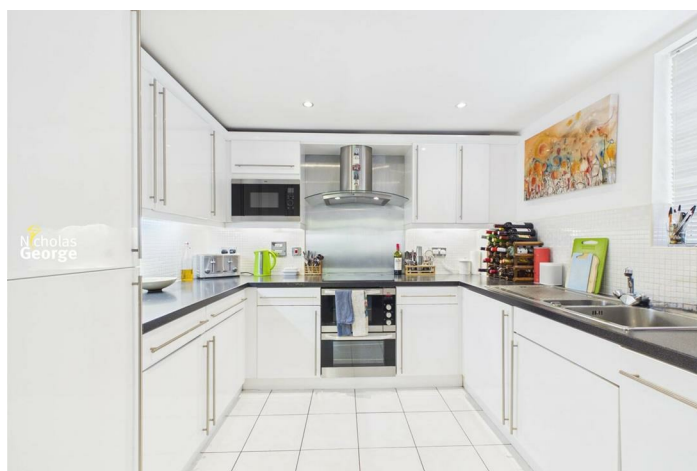


LEASEHOLD



Flat - Council Tax Band D - EPC Rating: C

**10 TRINITY COURT, THE ACADEMY 53 WAKE
GREEN ROAD, MOSELEY, BIRMINGHAM, B13**

Price Guide

£225,000

10 Trinity Court, The Academy 53 Wake Green Road, Moseley, Birmingham, B13 9HW

Well-presented first floor, two-bedroom apartment in a modern gated development, just a short walk from Moseley Village.

The property consists of two bedrooms, ensuite, family bathroom, and spacious living/dining area and fully fitted kitchen.

There is one allocated parking space and well-maintained communal gardens.

The property is only a short walk away from Moseley Village, which offers a range of amenities including cafes, parks, and several transport links into the City Centre. Newly opened Moseley train station.

Communal Entrance

Coded communal door to Trinity Court, with stairs to the first floor. Further wooden front door to flat number 10 opening to:

Hallway

With carpeted flooring, ceiling spotlights, storage heater and intercom system. Doors leading to:

STORAGE CUPBOARDS:

Carpeted, built in shelf and housing fuse board and immersion tank.

Living Room

Spacious open-plan room with carpeted flooring, ceiling light fittings, coving detail and two storage heaters. Double glazed windows to side and rear aspect overlooking communal gardens and opening to kitchen.

Kitchen

With tiled floor, partly tiled walls, ceiling and undercounter spotlights. Matching wall and base units, integrated appliances including microwave, fridge freezer, slimline dishwasher, washer-dryer, part induction hob with extractor hood overhead, electric grill and separate oven. Stainless-steel splashback, stainless steel sink with mixer tap and drainer. Double glazed window to side aspect.

Bedroom

With fitted carpet, coving detail, ceiling light fitting and built-in wardrobe. Storage heater and double glazed window to side aspect. Door to Ensuite:

Ensuite

With fitted vinyl, partly tiled walls, ceiling light fittings and extractor fan. White suite comprising WC, wash hand basin and shower cubicle with mains shower.

Bedroom

With fitted carpet, coving detail, ceiling light fitting, double glazed window to rear aspect and storage heater.

Bathroom

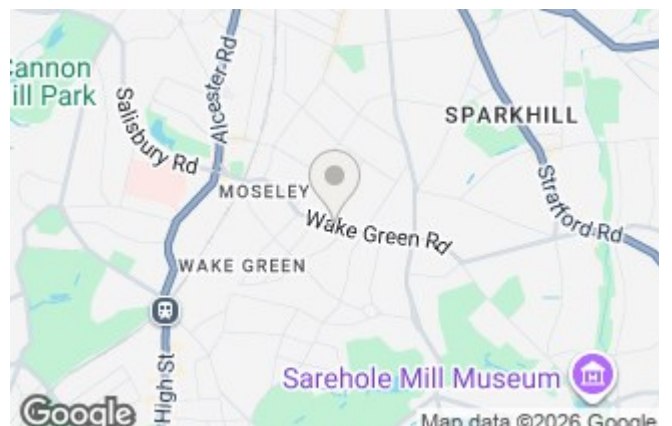
With fitted vinyl, partly tiled walls, ceiling spotlights, extractor fan, shaver outlet and wall affixed electric towel rail.

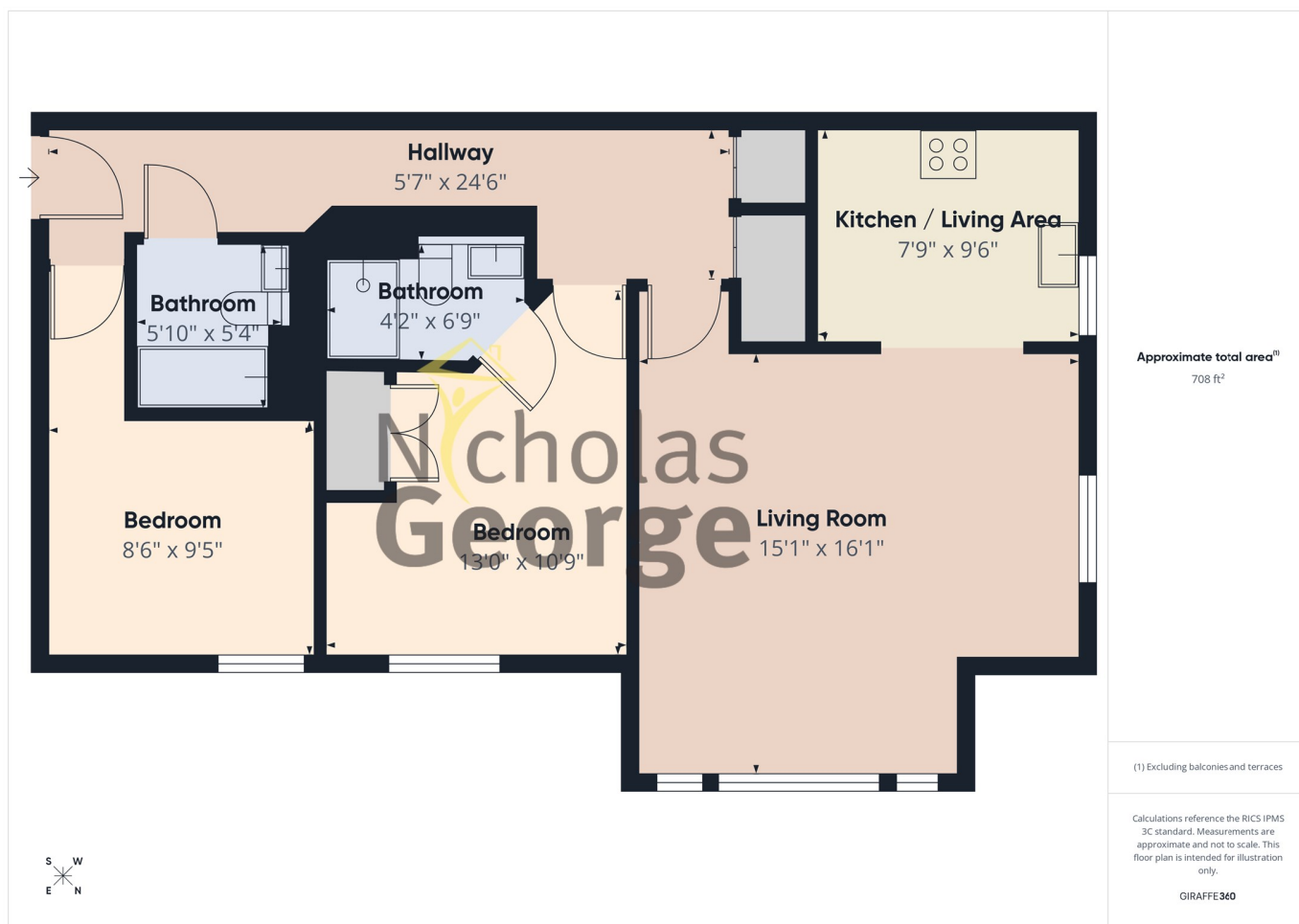
White suite comprising of WC, sink with mixer tap and bath.

Outside

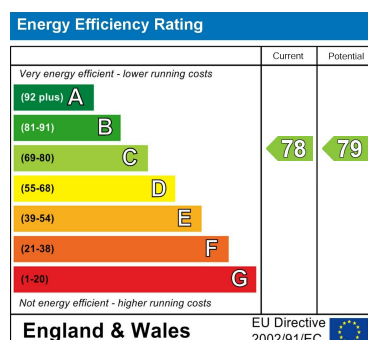
The Academy complex has coded, electric gates to the development. Well-maintained communal gardens to all sides. One allocated parking space for the flat.







Energy Performance Graph:



Tenure:

We understand the property is Leasehold but interested parties should obtain verification from their own solicitor.

Fees:

We have been informed that annual service charge is £1,992.14 and annual ground rent is £188.

Contact us:

Phone: 0121 442 2049

Email: sales@nicholasgeorge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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