



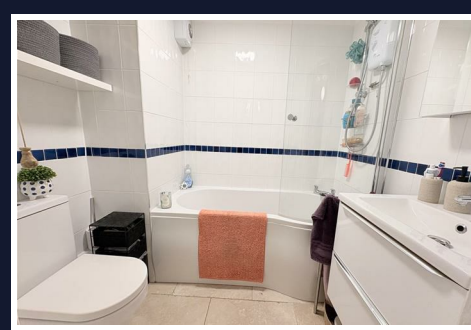
Flat 3 Hardy Court 84 Trafalgar Road

Moseley, Birmingham, B13 8BU

Offers Over £170,000



We are delighted to offer to the market this lovely two bedroom ground floor apartment in the prime Moseley location on Trafalgar Road ideally located for all that Moseley has to offer including coffee shops, bars, restaurants, shopping facilities and Moseley private park and good transport links to surrounding areas and the City Centre like with the train station. Benefiting from double glazing and communal parking the accommodation briefly consists of; communal hallway, entrance hallway, two bedrooms, apartment bathroom and dining/living area with kitchen and integrated appliances (where sated). Energy Efficiency Rating TBD. To appreciate the property in full, please arrange your viewing via the Moseley office.



Approach

With a front entry door opening into:

Hallway

With LVT flooring, two doors opening into useful storage cupboards and further doors opening into:

Bedroom One

9'6" x 13'6" (2.91 x 4.13)

With LVT flooring, wall mounted light points, double glazed window to the front aspect and wall mounted electric radiator.

Bedroom Two

14'9" x 9'1" x 5'2" (4.5 x 2.79 x 1.6)

With LVT flooring, wall mounted light point, double glazed window to the front aspect and wall mounted electric radiator.

Bathroom

6'10" x 5'6" (2.1 x 1.7)

With tiling to flooring, tiling to walls, ceiling light point, extractor fan, wash hand basin with mixer tap over with storage drawers below, low flush WC and bath with hot and cold mixer tap and Triton shower over.

Living Room

max 20'8" x 10'2" x 15'8" x 6'2" (max 6.3 x 3.1 x 4.8 x 1.9)

With LVT flooring, three wall mounted light points, wall mounted electric radiator, double glazed door to the front aspect, double glazed window to the front aspect and door opening into:

Kitchen

With a selection of wall and base units with wood effect work surfaces over, integrated hob with extractor over, integrated microwave, oven and grill,

space for washing machine and fridge freezer, stainless steel sink and drainer with mixer tap, double glazed window to the front aspect, tiled floor and tiling to splash backs.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 93 years, the ground rent is approximately a peppercorn amount and the service charges are approximately £1,320.00 per annum (subject to confirmation from your legal representative).





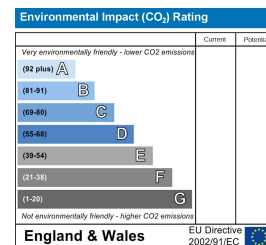
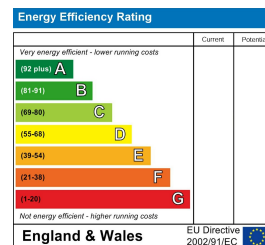
Floor Plan



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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk