



## 16 Moseley Central 126 Alcester Road

, Birmingham, B13 8EQ

By Auction £220,000



**\*MODERN METHOD OF AUCTION\*** We are pleased to offer this impressive, larger than average, second floor apartment located in this prestigious gated development in Moseley Village. Walking distance to the new Moseley Train Station. Offering an excellent location for all of Moseley's associated amenities including bars and restaurants the accommodation briefly comprises; secure underground parking facility with an allocated parking bay, entrance hallway, open plan living room/kitchen with integrated appliances, bedroom one with en-suite shower room, second double bedroom and apartment bathroom. The property further benefits from triple glazing, electric heating and underfloor heating to the bathrooms. Energy Efficiency Rating B.



### Approach

This second floor apartment is approached via a secure front entry door into communal hallway with stairs and lift access to second floor with front entry door opening into:

### Apartment Hallway

With wooden laminate effect flooring, ceiling spotlights, door opening into airing cupboard providing useful storage space and plumbing for washing machine, wall mounted electric heater and boiler and doors opening into:

### Open Plan Living/Kitchen Area

16'7" x 22'7" (5.05 x 6.88)

With white wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, Neff hob extractor and cooker, built-in Neff dishwasher, fridge and freezer, two double glazed windows to the front aspect, ceiling light point, ceiling mounted extractor fan and continued laminate to flooring.

### Bedroom One

15'3" x 14'10" (4.65 x 4.52)

With two double glazed windows to the front aspect, ceiling light point, wall mounted electric heater and door opening into:

### En-Suite Shower Room

10'4" x 4'11" (3.15 x 1.50)

With tiling to flooring, tiling to splash backs, wall mounted sink with mixer tap over, low flush WC, walk-in shower cubicle with shower attachment and rainfall shower over, central heating towel rail, ceiling spotlights, ceiling mounted extractor fan and double glazed window to the front aspect.

### Bedroom Two

11'3" x 15'3" (3.43 x 4.65)

With double glazed window to the front aspect, ceiling light point and wall mounted electric heater.

### Bathroom

5'6" x 6'9" (1.68 x 2.06)

With tiling to flooring, wall mounted sink with mixer tap over, low flush WC panel bath with mixer tap over and shower attachment above, tiling to flooring, tiling to splash backs, central heating towel rail, ceiling light point and ceiling mounted extractor fan.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 147 years, the ground rent is approximately £300.00 per annum and the service charges are approximately £2,032.00 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Moseley Central, Alcester Road, Moseley, Birmingham, B13 8EQ is band E and the annual Council Tax amount is approximately £2,136.67 subject to confirmation from your legal representative.

### Auction Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and

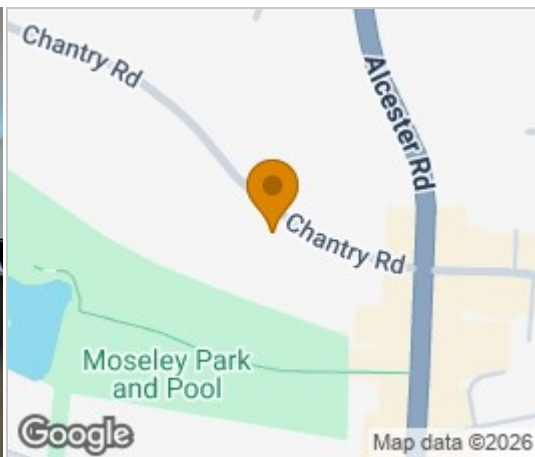
consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

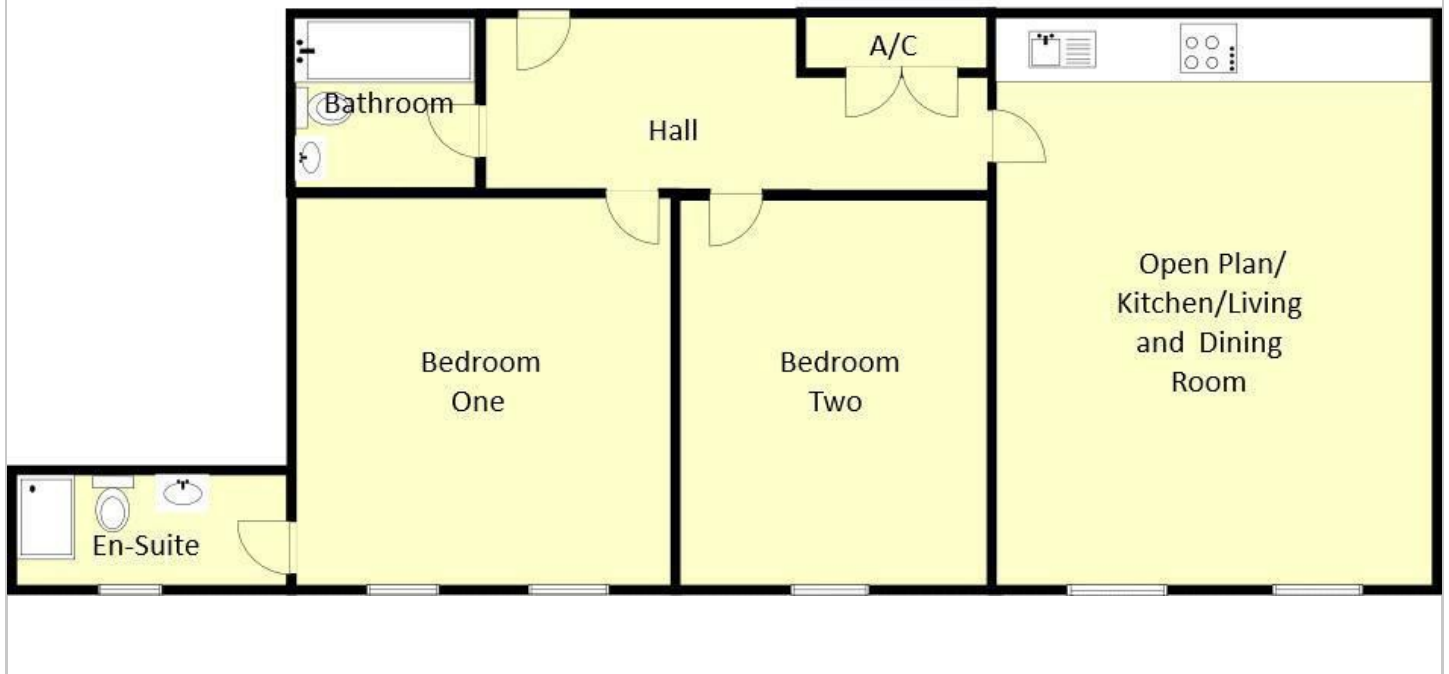
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





## Floor Plan

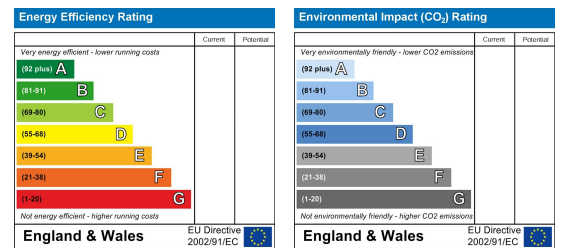
**Moseley Central**  
For illustrative purposes only, NOT to scale.



## 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.

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