



## Flat 2 Salisbury Close

Moseley, Birmingham, B13 8JX

By Auction £100,000



**\*\*AUCTION - CASH BUYERS ONLY LOW LEASE!\*\*** Lovely two bedroom spacious ground floor flat located in this most desirable of developments off Salisbury Road in Moseley. Offering excellent access into Moseley village with all of its associated amenities including coffee shops, restaurants, bars and shops, and the upcoming Moseley Train Station. The flat offers the following accommodation; communal parking, entrance hallway, kitchen, lounge/dining room, two bedrooms and bathroom. The property also benefits from no upward chain and a garage in a separate block. EPC Rating C. To arrange your viewing to fully appreciate this lovely Flat on offer please contact our Moseley office.



#### Approach

This ground floor two bedroom property is accessible via communal door leading to wooden front entrance door and opening into:

#### Hallway

With two ceiling light points, central heating radiator, wall mounted intercom system, door opening into cupboard providing useful storage space and further doors opening in to:

#### Living Room

18'4" x 11'7" (5.59m x 3.55m)

With two ceiling light points, central heating radiator and double glazed window to the rear aspect and further door opening in to:

#### Kitchen

10'0" x 7'3" (3.05m x 2.21m)

Accessible from both the hallway and living room, with tiling to floor covering, tiling to splash backs, a selection of white wall and base units, wooden effect work surfaces, stainless stain one and a half bowl sink with mixer tap over, space facility for; cooker, washing machine and fridge/freezer in storage cupboard recess, wall mounted combination boiler, ceiling light point and double glazed window facing out to the side aspect.

#### Bedroom One

13'11" x 11'8" (4.25m x 3.56m)

With ceiling light point, central heating radiator and double glazed window facing out to the rear aspect.

#### Bedroom Two

9'11" x 10'6" (3.03m x 3.22m)

With ceiling light point, central heating radiator and double glazed window facing out to the side aspect.

#### Bathroom

With three piece bathroom suite, low-flush WC, Sink on pedestal with mixer tap over, bath with mixer tap over, tiling to flooring and surround.

#### Garage in Separate Block

In a separate block with metal up and over door, being of brick-built construction.

#### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 53 years, the ground rent is approximately £55.00 per annum and the service charges are approximately £2,040.00 per annum (subject to confirmation from your legal representative).

#### Council Tax

According to the Direct Gov website the Council Tax

Band for Flat 2 Salisbury Close, Moseley, Birmingham, B13 8JX is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.

#### **Modern Method of Auction**

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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





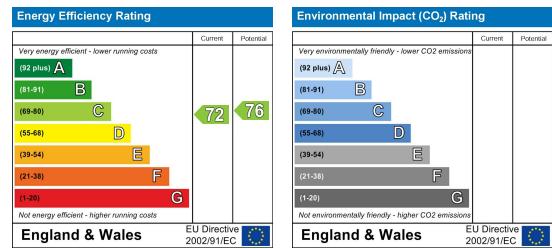
## Floor Plan



## 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.