



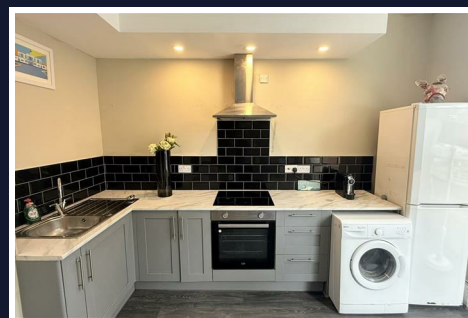
Flat 1 76 Church Road

Moseley, Birmingham, B13 9AE

Auction Guide £90,000



****GREAT ONE BEDROOM GROUND FLOOR APARTMENT IN MOSELEY!** CASH BUYERS ONLY - LOW LEASE. We are delighted to offer this ground floor, one bedroom converted apartment in Moseley. Property being sold via * MODERN METHOD OF AUCTION * The property is conveniently located on Church Road and gives excellent access to nearby Moseley Village with all of its associated amenities. The accommodation offered briefly comprises; communal parking, hallway, open plan living room and kitchen, bedroom and shower room. To arrange your viewing please contact our Sales team or please feel free to visit our website for further information.**



Approach

Via a secure front entry door opening into:

Communal Grounds

With Minton tiled flooring and front entry door opening into:

Hallway

With laminate wood effect flooring, wall mounted electric radiator, ceiling spotlight point, feature archway and doors opening into:

Open Plan Living and Kitchen

15'3" (max) x 14'9" (max) (4.65m (max) x 4.50m (max))

Via an open archway through to living area with laminate wood effect floor covering, double glazed bay window to the front aspect, ceiling spotlight point and two wall mounted electric heaters. Kitchen area with a selection of matching wall and base units with integrated stainless steel sink and drainer unit, integrated oven with four ring burner hob and extractor over, space facility for washing machine and continued laminate wood effect floor covering,

Bedroom

26'2" x 32'9" (max) x 39'4" x 6'6" (max) (8'10" (max) x 12'2" (max))

With double glazed frosted window to the front aspect, ceiling spotlight point, wall mounted electric radiator and laminate wood effect flooring.

Bathroom

4'11" x 9'10" (max) (1.50m x 3.00m (max))

With door opening into storage area, laminate wood effect floor covering, walk-in shower cubicle with shower attachment, low flush WC, wash hand basin on pedestal with two taps over and ceiling spotlight points.

Communal Gardens

With steps leading down to patio area with outside eating space, trellised fencing with attached flowering shrubs, raised flowerbeds with a selection of mature trees, plants and shrubs, with pathway leading to outside storage areas and rear mature lawned area with further patio area with further decorative raised beds to the rear with a selection of mature trees, plants and shrubs.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 1, 76 Church Road, Moseley, Birmingham, B13 9AE is band A and the annual Council Tax amount is approximately £1,568.78, subject to confirmation from your legal representative.

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.

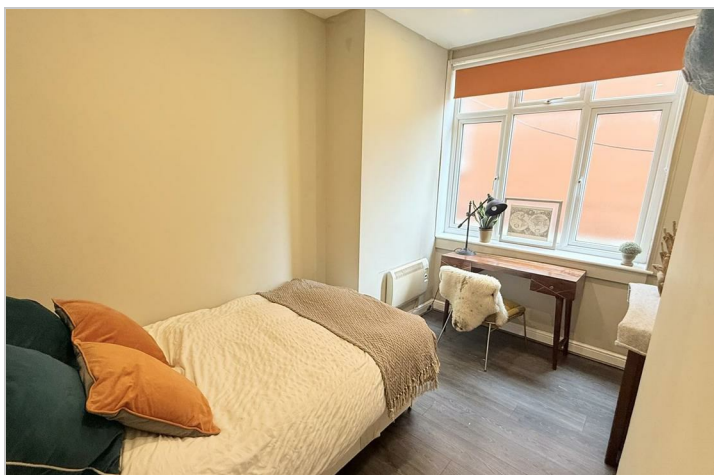
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the

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. Payment varies but will be no more than £450.00. These services are optional.

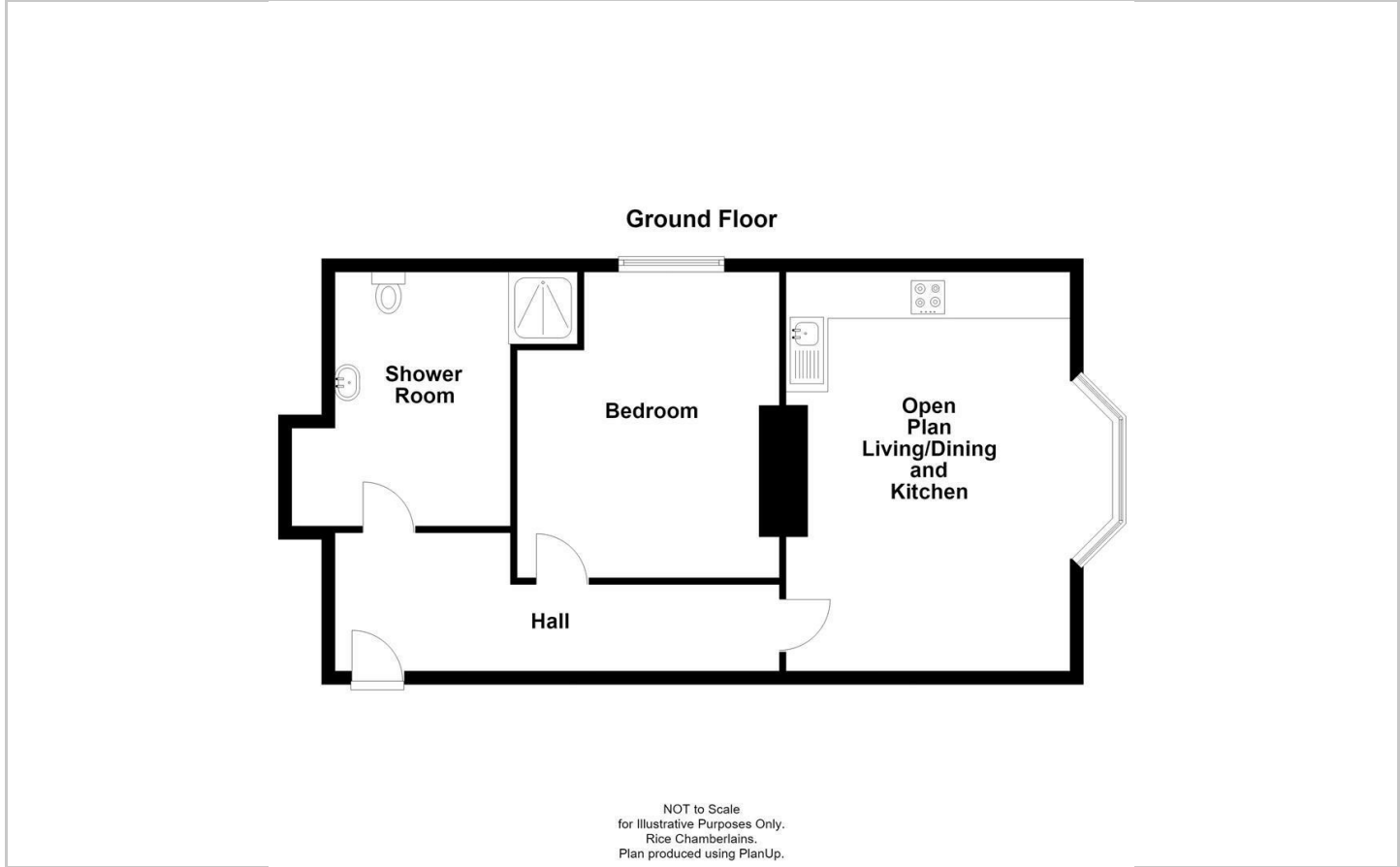
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 56 years, the ground rent is approximately £25 per annum and the service charges are approximately £2036.70 per annum (subject to confirmation from your legal representative)





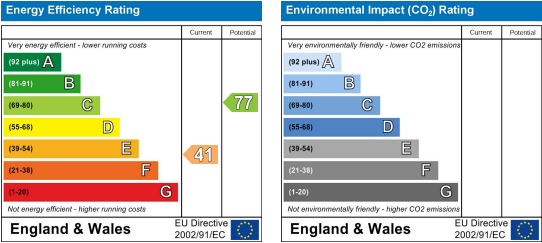
Floor Plan



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.