



Flat 3 28 St Agnes Road

Moseley, Birmingham, B13 9PW

By Auction £160,000



MODERN METHOD OF AUCTION **TOP FLOOR TWO BEDROOM CONVERTED APARTMENT IN PREMIUM MOSELEY LOCATION WITH NO CHAIN!!* We are delighted to present to the market this well presented and well proportioned, two bedroom, top floor converted apartment located in one of Moseley's most sought after locations on St Agnes Road. The property offers great access into Moseley Village with all of it's associated amenities including cafes, bars, restaurants and shopping facilities and good transport links into the City Centre. The apartment offers a blends of character, charm and modern fittings with the benefit of being sold with a 'Share of the Freehold'. In brief the further accommodation consists of; communal parking to the fore, communal hallway, entrance hallway and stairway with separate WC, landing area, lounge, modern breakfast kitchen, bathroom, two bedrooms and a lovely well maintained communal garden. Offering central heating and double glazing (where stated) the property also offers no upward chain. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the size of accommodation on offer please contact our Moseley office on 0121 442 4040 or alternatively please visit our website for further information; www.ricechamberlains.co.uk.



Approach

This two bedroom, second floor converted apartment is approached via a communal fore garden with communal parking areas leading to communal front entry door opening into a communal open lobby area leading to a communal hallway with stairs rising to the first floor accommodation and a hardwood front entry door with single-glazed opaque window located on the first floor landing opening into:

Entrance Hallway

With a ceiling light point, central heated radiator, internal door opening into the separate WC and stairs rising to first floor landing.

Separate WC

3'0" x 5'10" (0.92 x 1.79)

With a low flush WC, wall-mounted wash hand basin with hot and cold mixer tap over, tiling to splash back areas, ceiling light point, wall-mounted 'Vaillant' combination boiler and an opaque single-glazed window to the side aspect.

First Floor Landing

With loft access point (not been inspected), wall-mounted intercom system, two ceiling light points and internal wooden panelled doors opening into:

Living Room

15'0" x 14'0" (4.59 x 4.27)

With a double-glazed window facing out onto the front aspect, ceiling light point and a central heated radiator.

Kitchen

11'11" x 10'10" (3.65 x 3.32)

With a matching selection of cream wall and base units, marble-effect work surfaces, stainless steel sink and drainer with hot and cold mixer tap over, tiling to all splash back areas, breakfast area, integrated cooker and hob, space and plumbing facility for a washing machine, space facility for a fridge-freezer, wooden-effect flooring, ceiling light point, central heated radiator and a single-glazed window looking out onto the front aspect.

Bedroom One

15'4" x 14'0" (4.68 x 4.27)

With a double-glazed window facing out onto the side aspect, further double-glazed window facing out onto the rear aspect, ceiling light point, central heated radiator and an internal door opening into a storage cupboard providing useful storage space.

Bedroom Two

14'10" x 12'4" (4.54 x 3.76)

With a double-glazed window facing out onto the rear aspect, ceiling light point, central heated radiator and an internal door opening into a storage cupboard providing useful storage space.

Bathroom

11'3" x 5'2" (3.44 x 1.60)

With a three-piece white bathroom suite comprising of a wash hand basin on pedestal with hot and cold mixer tap

over, stand-alone bath with hot and cold mixer tap over and shower attachment above and a corner shower cubicle with rainfall shower attachment, tiling to splash back areas and flooring, ceiling light point, central heated towel rail and a single-glazed opaque window to the side aspect.

Communal Gardens

With brick built patio area leading to mature lawned areas with a varied selection of mature trees, plants and shrubs, panelled fencing to boundaries and outside communal storage options.

Tenure

We have been informed by our vendors the property is Share of Freehold and that the lease term remaining is approximately 993 years to be confirmed and the service charges are approximately £135.00 per calendar month to be confirmed (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 3, 28 St. Agnes Road, Moseley, Birmingham, B13 9PW is band B and the Council Tax amount is approximately £1,620.70, 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. Payment varies but will be no more than £450.00. These services are optional.





Floor Plan

St Agnes Road
For illustrative purposes only, NOT to scale.



Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph

