



Flat 27, Moseley Central 126 Alcester Road

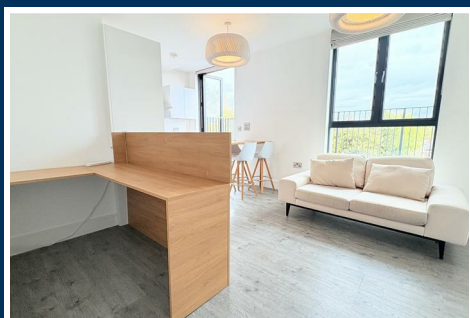
Moseley, Birmingham, B13 8EQ

Auction Guide £135,000



GORGEOUS ONE BEDROOM APARTMENT IN PRIME LOCATION WITH FULL-LENGTH BALCONY AND ONE PRIVATE CAR PARKING SPACE!*

Rice Chamberlains are pleased to offer this chain-free, modern first floor, one bedroom apartment with large outdoor terrace space, located in this prestigious secure development in Moseley Village. Offering an excellent location for all of Moseley's associated amenities including bars and restaurants, the upcoming Moseley Train Station and the close proximity to Moseley Park and Pool! The accommodation briefly comprises; secure underground parking facility with an SECURE ALLOCATED PARKING bay, entrance hallway, storage cupboard, open plan living room/kitchen with integrated appliances, bedroom one and apartment bathroom. As well as the added benefit of a spacious outdoor BALCONY! The property further benefits from triple glazing and electric heating, Energy Efficiency Rating C . To arrange your viewing, please contact our Moseley Office or visit our website for further details.



Approach

Apartment complex providing lift access, gated parking with an allocated spot and postal boxes, with solid wooden door opening in to:

Hallway

L-Shaped Room

With grey Laminate wood effect floor covering, ceiling spot lights, electric radiator, two double sockets, Adivi system, doors giving access to; the bedroom, open plan kitchen/living room, bathroom and further double doors opening in to:

Storage Cupboard

With ceiling spot lights, space facility for washing machine and homing the water tank.

Bedroom

8'8" x 11'11" (2.65m x 3.64m)

With carpet to floor covering, ceiling light point, electric radiator, floor-to-ceiling windows overlooking the rear aspect with a personal balcony and fitted wardrobe providing useful clothes hanging space with additional shelving and drawers.

Bathroom

5'6" x 6'9" (1.69m x 2.06m)

With beige tile wall to floor covering, wall mounted electric towel radiator, wall mounted sink with hot & cold mixer tap over and soft close storage drawer under, low flush WC, bath with mixer hot & cold tap and overhead shower.

Open Plan Kitchen/Living Room

17'8" x 12'2" x 8'7" (slight l-shape) (5.40m x 3.72m x 2.62m (slight l-shape))

Kitchen Space

With ceiling spot lights, tiling to splash backs, a selection of white gloss wall and base units featuring; soft close drawers, useful internal storage including in-built organisers, hand towel rail, shelving and waste compartment, granite style work surfaces, induction hob with Neff oven/grill under and extractor fan over, two double sockets, integrated fridge/freezer, breakfast bar with solid wood work surface and seating space.

Living Space

With Laminate wood effect floor covering, two ceiling light points, electric radiator, intercom system, built-in l-shaped desk, 3 double sockets, floor-to-ceiling windows overlooking the rear aspect and double glazed PVC doors with charcoal frame leading out to:

Balcony

30'10" x 4'9" (9.41m x 1.45m)

With decking and fenced surround, providing useful outdoors area.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 27 Moseley Central, 126 Alcester Road, Moseley, Birmingham, B13 8EQ is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.

Tenure

We have been informed by our vendors that the property is Leasehold and that the lease term has been extended to 142 years remaining, the ground rent is £300 per annum and the Service Charge is £2,588.72 per annum (subject to confirmation from your legal representative).

Local Amenities

Moseley is a leafy, characterful suburb about three miles south of Birmingham city centre, known for its village feel, independent spirit and strong sense of community. The heart of the area sits around St Mary's Row and Alcester Road, where you'll find a mix of cafés, bars, restaurants, vintage shops and everyday essentials like a Co-op supermarket, barbers, and pharmacies. It's a popular spot for food and drink, with plenty of independent eateries and pubs, and the monthly Moseley Farmers' Market draws both locals and visitors. Green spaces are one of its biggest draws — Moseley Park and Pool is a peaceful, private park in the middle of the village, and nearby Cannon Hill and Highbury Parks offer larger public areas for walking and leisure. The area is well connected by bus and has its own railway station due to open with links into Birmingham New Street, with access to the city's Business hubs and Universities.

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).

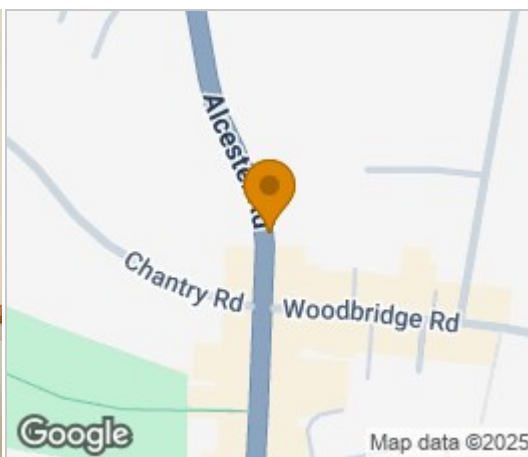
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

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.

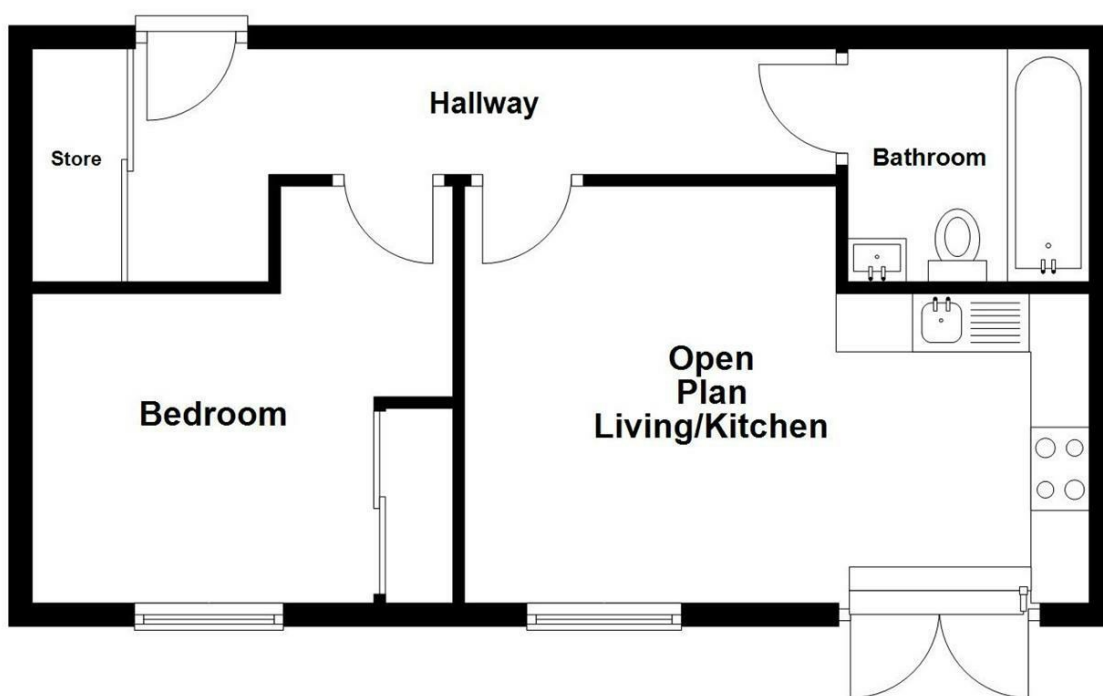
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Floor Plan

Fourth Floor

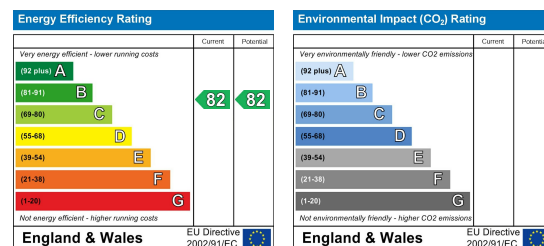


Alcester Road
NOT to Scale
for Illustrative Purposes Only.

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.

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.