



Flat 49, Moseley Court Yardley Wood Road

Moseley, Birmingham, B13 9PU

Auction Guide £60,000



***TOP FLOOR ONE BED FLAT WITH STUNNING VIEWS!* MODERN METHOD OF AUCTION *** Lovely one bedroom top floor flat which offers panoramic views over Birmingham and beyond. Located within easy reach of Moseley Village and all of its associated amenities including cafes, bars, restaurants shopping facilities and good transport links into the City Centre and Moseley Train Station. The accommodation briefly comprises of; communal grounds with parking, secure front entry door with communal hallway areas with lift and stairs access, hallway, living room with dual aspect views, kitchen with breakfast bar and hatch to the living room, bathroom, bedroom with a built in storage cupboard. The property further benefits from a secure single garage in separate block and well maintained communal gardens and no upward chain. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

The property is approached stairs and lift access leading to top floor accommodation with communal area and a wooden front entry door with opaque glass frontage opening into:

Hallway

With ceiling light point, wood effect laminate to flooring, wall mounted electric heater, door opening into storage cupboard and doors opening into:

Living Room

11'11" x 15'9" (3.65 x 4.81)

With continued laminate to flooring, two wall mounted storage heaters, two dual aspect double glazed windows to the side and front aspects, ceiling light point and coving to ceiling.

Kitchen

12'2" x 8'1" (3.71 x 2.48)

With tiling to flooring, wall and base units with marble effect work surfaces over incorporating stainless steel sink and drainer with mixer tap over, double glazed window giving views over the City Centre, wall mounted extractor fan, door opening into storage cupboard providing useful storage, tiling to splash backs, serving hatch and door opening into living room.

Bedroom

11'9" x 12'2" (3.60 x 3.71)

With double glazed window to the front aspect, ceiling light point, coving to ceiling and door opening into storage cupboard providing useful storage.

Bathroom

9'0" x 8'2" (2.76 x 2.49)

With central heating towel rail, low flush WC, wash hand basin on pedestal with mixer tap over, bath with mixer tap over and 'Triton' shower over, door opening into airing cupboard housing the water tank, wall mounted extractor, ceiling light point, tiling to walls and two opaque double glazed windows.

Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 136 years, the ground rent is £0 per annum and the service charges are approximately £3,395.81 per annum (subject to confirmation from your legal representative)

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 49, Moseley Court, Yardley Wood Road Birmingham, B13 9PU is band A and the annual Council Tax amount is approximately £1,568.78, subject to confirmation from your legal representative.

Garage

In separate block, not inspected

Auction Information

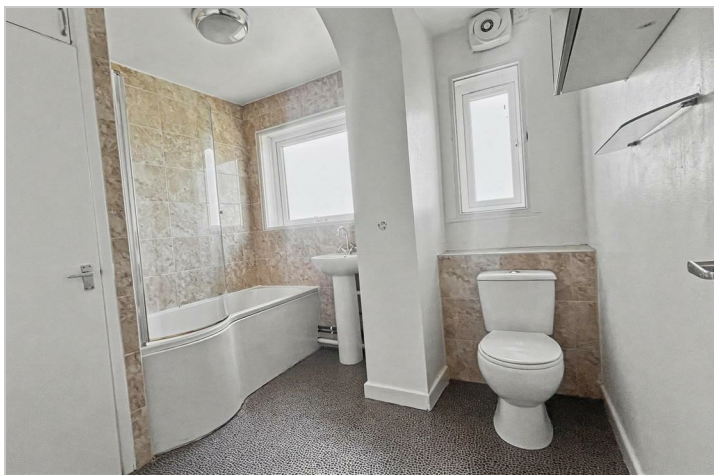
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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.

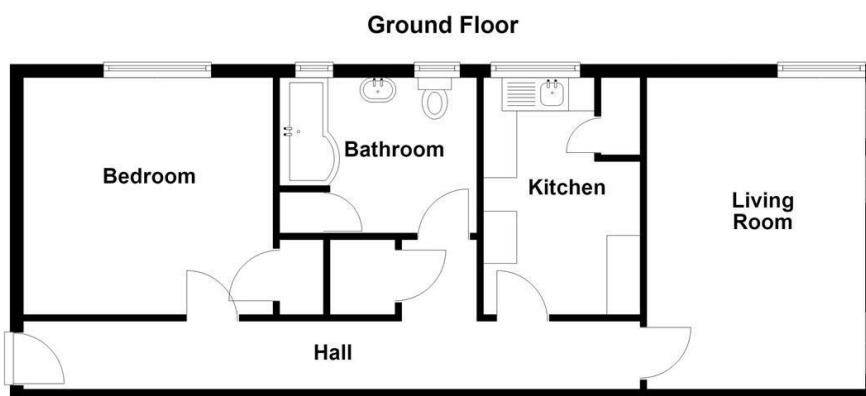
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase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





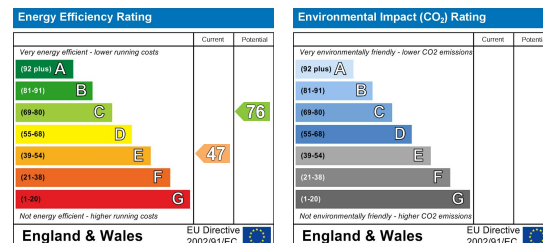
Floor Plan



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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