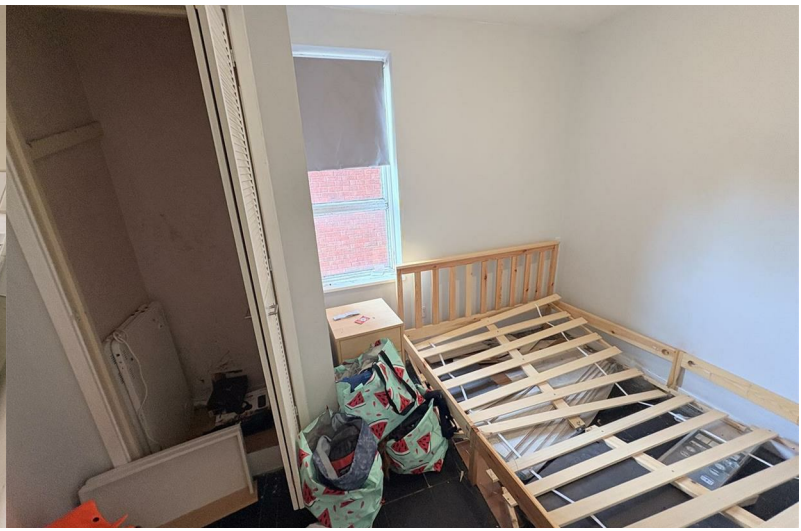




41 Bowen Court Wake Green Park

Moseley, Birmingham, B13 9XP

£60,000



MODERN METHOD OF AUCTION* ONE BEDROOM FLAT WITH NO CHAIN IN THE POPULAR WAKE GREEN PARK IN MOSELEY!!*

We are delighted to offer to the market this one bedroom flat on the sixth floor in the leafy and popular Wake Green Park development in Moseley, offering excellent access to nearby Moseley Village with all of it's associated amenities including coffee shops, cafes, restaurants, bars, shopping facilities and good transport links into the City Centre. The property is a 10 minute walk from the new Moseley Train Station. The property benefits from no upward chain and the accommodation briefly consists of; communal gardens and parking, communal entrance, hallway, living room, kitchen, bathroom and bedroom. Energy Efficiency Rating E.



Kitchen

6'0" x 7'7" (1.84 x 2.33)

With laminate wood effect flooring, ceiling light point, single glazed window, wall and base units with work surfaces over, integrated cooker and hob and pantry cupboard housing the washing machine.

Bedroom

10'1" x 7'6" (3.08 x 2.301)

With tiled flooring, ceiling light point, single glazed window and built-in storage cupboard.

Bathroom

5'9" x 5'7" (1.77 x 1.74)

With tiling to flooring, low flush WC, wash hand basin on pedestal with hot and cold taps, bath with hot and cold taps and Triton shower over and tiling to walls.

Living Room

10'5" x 10'2" (3.2 x 3.1)

With laminate wood effect floor covering, two ceiling glazed windows and ceiling light point.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 41 Bowen Court, Wake Green Park, Moseley, Birmingham, West Midlands, B13 9XP is band A and the annual Council Tax amount is approximately £1,568.78, 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.

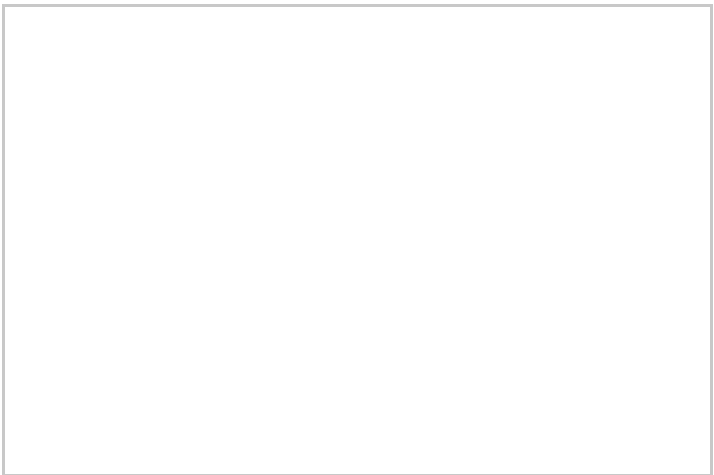
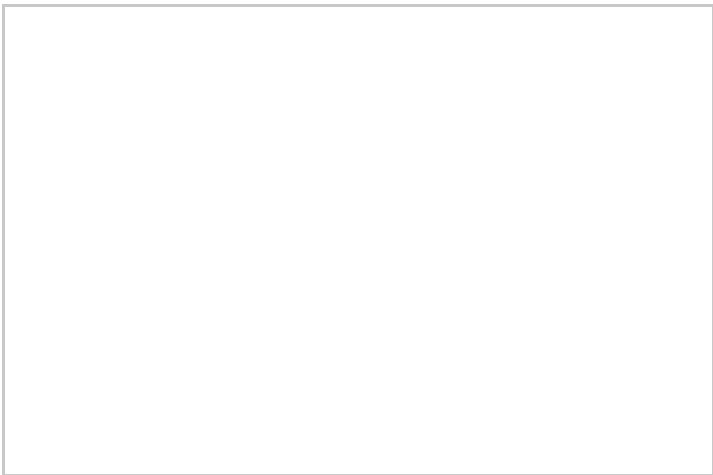
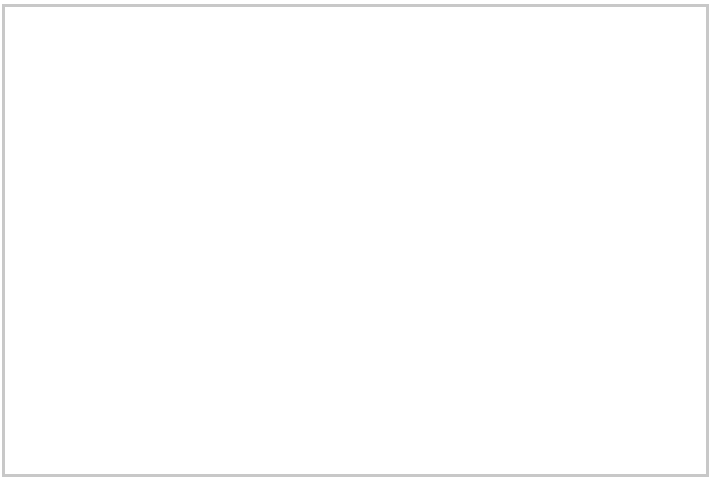
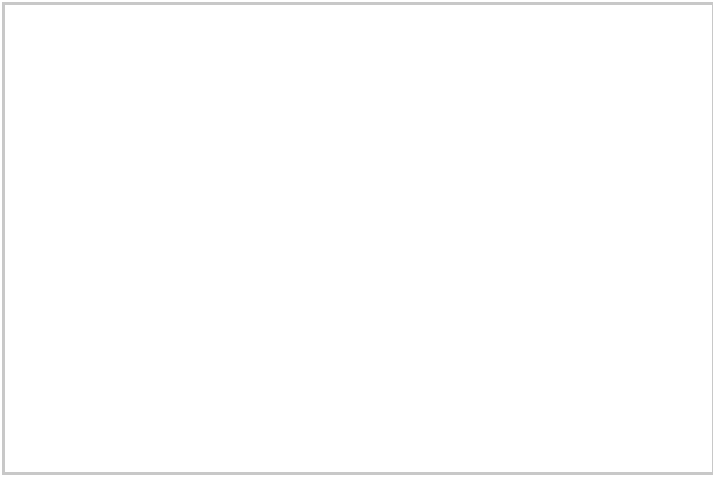
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 85 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £253.81 per calendar month (subject to confirmation from your legal representative).

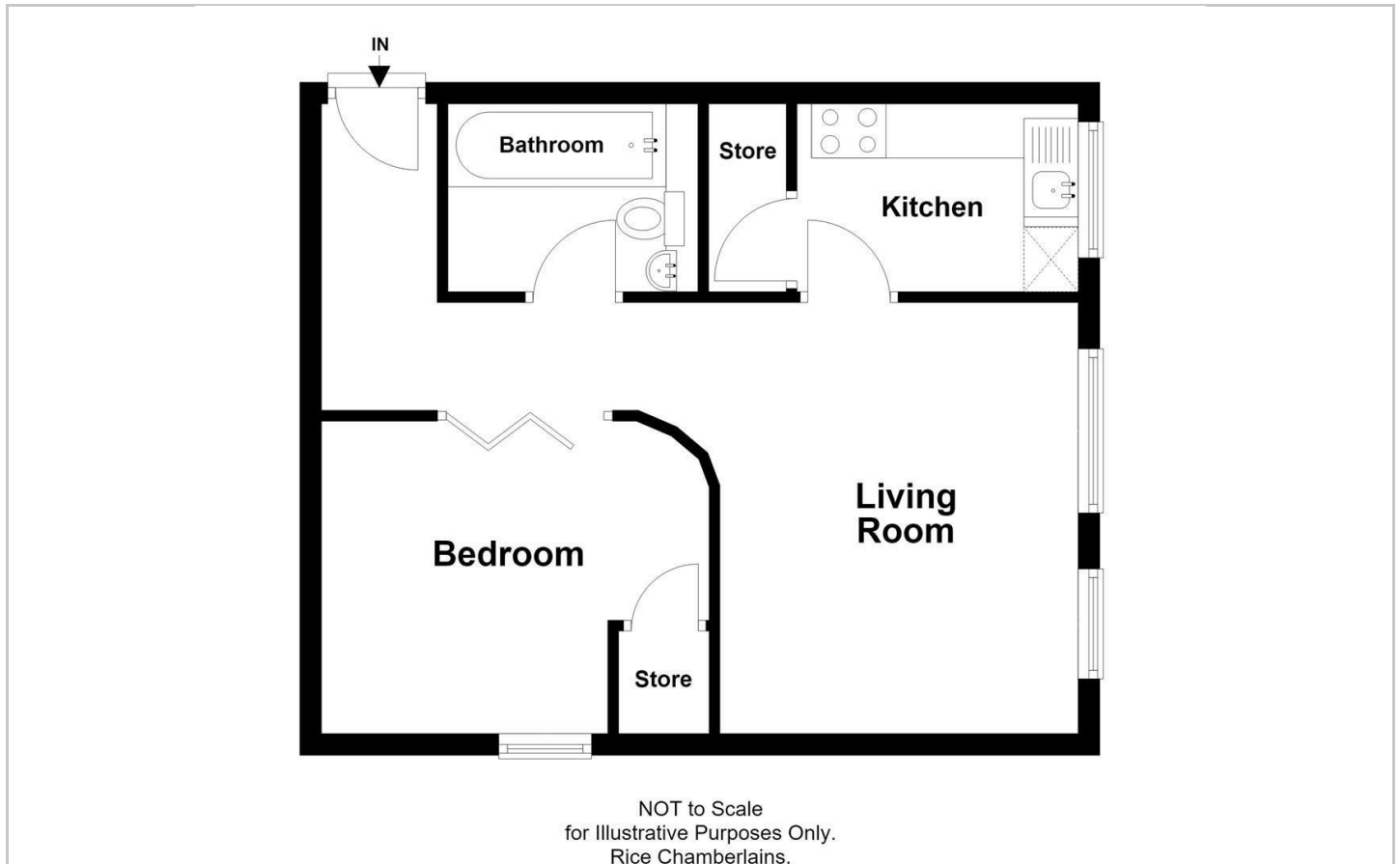
Garage

In separate block, providing useful storage





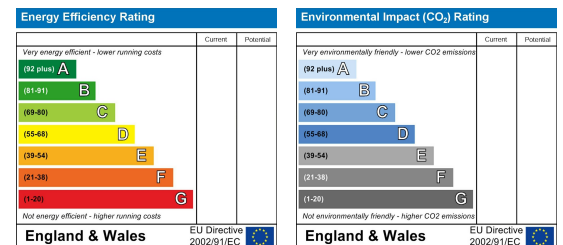
Floor Plan



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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk