



## SITUATION

Located on the main A41 Warwick Road in this popular residential suburb, approx. 6 miles south of Birmingham City Centre amongst such multiples as **Morrisons, Aldi, BetFred, NatWest** and **Lloyds Pharmacy**.

There are local schools and recreational facilities nearby as well as good transport links with Acocks Green Railway Station being approx. ½ a mile away and Birmingham Airport approx. 6 miles east.

## PROPERTY

Forming part of a mid terraced building comprising a **Self-Contained Flat** on first and second floor levels with separate rear access via a communal staircase and balcony.

In addition, the property benefits from a private **Roof Terrace** on the first floor.

## ACCOMMODATION (measurements to maximum points)

### First and Second Floor Flat

#### First Floor:

Living Room 17'0" x 10'7"  
Kitchen 11'2" x 7'4"

#### Second Floor:

Bedroom 1 17'0" x 8'11"  
Bedroom 2 10'10" x 7'4"  
Bathroom 5'11" x 5'5"  
sep. WC

**GIA Approx. 770 sq ft plus Roof Terrace 17'8"x18'8"**



**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 999 years from 25th March 2017 at a peppercorn ground rent.**

## TENANCY

The property is let to an **Individual** on an AST for a term of 2 years from 28th October 2018 at a current rent of **£6,780 per annum** exclusive.

**Note 1: There is a £665 Rent Deposit held.**

**Note 2: The Vendor owns a similar flat along the parade which is let at £7,800 p.a.**

**£6,780** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

## Vendor's Solicitors

Harold Benjamin Solicitors  
Tel: 020 8422 5678 Ref: Milli Jones  
Email: millijones@haroldbenjamin.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page