



SITUATION

Located close to the junction with St. Chad's Road within this established retail thoroughfare amongst a variety of multiple and local traders including **Costcutter, Barclays, Lloyds Pharmacy, William Hill** and **Greggs**. Longbridge Rail Station is approx. 2 miles to the west.

Rubery lies approximately 10 miles south-west of Birmingham city centre and benefits from good road links via the A38 Birmingham Road which links to the M5 (Junction 4) just a short distance away.

PROPERTY

Forming part of a mid terrace building comprising a **Self-Contained 3 Bed Flat** planned on the first and second floors accessed from the rear of the property via a communal balcony area.

ACCOMMODATION

First and Second Floor Flat

First Floor: Kitchen, Lounge
Second Floor: 3 Bedrooms, Bathroom/WC

Total GIA Approx 808 sq ft

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from completion at a ground rent of £100 p.a. increasing by £25 every 25 years.

Offered with FULL VACANT POSSESSION



Vacant 3 Bed Flat

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

JOINT AUCTIONEERS
WiseMove Estate Agents, 155 New Road, Rubery,
West Midlands B45 9JW. Tel: 0121 453 4344 Ref: Kelly Stewart
VENDOR'S SOLICITORS
Israel Strange & Conlon - Tel: 020 7833 8453
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts