



91 Avoca Court, 25 Moseley Road, Nechells, Birmingham, B12 0HJ

### Offers In The Region Of £125,000

- MODERN FIRST-FLOOR APARTMENT IN A GATED DEVELOPMENT IN DIGBETH
  - NO UPWARD CHAIN
  - IDEAL FOR FIRST-TIME BUYERS AND BUY-TO-LET INVESTORS
- CONVENIENTLY SITUATED FOR BIRMINGHAM CITY CENTRE, WITH EXCELLENT ACCESS TO MAJOR TRANSPORT LINKS, A RANGE OF LOCAL AMENITIES AND REPUTABLE SCHOOLS
  - OPEN-PLAN LOUNGE/DINING AREA WITH FITTED KITCHEN
    - BATHROOM
    - LIFT ACCESS WITHIN THE BLOCK
  - ALLOCATED PARKING SPACE LOCATED IN GATED BASEMENT CARPARK
    - COMMUNAL GARDEN
  - 125-YEAR LEASE FROM 17/01/2005

All Buildings Great & Small



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A well-presented and modern first-floor apartment situated within a secure gated development in the vibrant area of Digbeth. Offering spacious open-plan living accommodation, allocated parking and lift access, the property is ideally located for Birmingham City Centre, major transport links and a wide range of local amenities. Offered with no upward chain, it represents an excellent opportunity for first-time buyers and buy-to-let investors alike.

Gated complex with fob access, leading to communal garden with lawn and block paved path leading through complex and to communal front door.

The property is planned on the first floor and is approached from the communal ground floor entrance hall with staircase and lift access to first floor communal landing area.

Accommodation comprising entrance hall, two store cupboards, bedroom, bathroom, lounge/dining area, kitchen area. Electric heaters where specified, double glazing to windows as detailed, communal garden, allocated parking space located in gated basement carpark.

Front door opening onto;

#### ENTRANCE HALL

Wood effect floor finish, electric storage heater, intercom system, store cupboard with consumer unit, further store cupboard housing hot water cylinder.

#### BEDROOM 3.54m plus recess x 4.33m

Wall mounted electric heater, double glazed sliding door and double glazed window onto Juliette style balcony.

#### BATHROOM (inner) 1.99m into recess (1.68m) x 2.31m

Tiled floor finish, panel bath, shower over bath, shower screen, wash hand basin with mixer tap, WC with concealed flush, recessed spotlights to ceiling, extractor, wall mounted electric heater.

#### LOUNGE/DINING ROOM 4.12m x 5.86m maximum overall measurements

Electric storage heater, double glazed sliding door onto Juliette style balcony. Wall lights, opening onto kitchen area.

#### KITCHEN AREA 3.18m x 1.94m

Recessed spotlights to ceiling, extractor, fitted with a range of base units with cupboards and drawers, worktops, single bowl single drainer stainless steel sink with mixer tap, Electrolux cooker, four ring electric hob, stainless steel cooker hood above, tiled splashbacks, wall mounted store cupboards at high level, plumbing for washing machine, space for fridge freezer.

#### COMMUNAL GARDEN

#### COMMUNAL CAR PARK

Allocated car parking space located via gated entrance on Cheapside.

#### COUNCIL TAX BAND C (Birmingham)

#### TENURE

We are advised that the property is leasehold for a term of 125 years from 17/01/2005, subject to a ground rent of £200.00 per annum, The vendor has provided us with a statement from QED Property Management confirming this. The buyer is advised to obtain verification from their solicitor or surveyor.

#### SERVICE CHARGE

We are advised that the service charge for the period 1 January 2026 to 31 December 2026 is £1,766.51 per annum, paid half-yearly (£883.26). The vendors have provided us with an invoice and a statement from QED Property Management confirming this. Please note that this amount is subject to change. The buyer is advised to obtain verification from their solicitor or surveyor.

#### SERVICES

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

#### FIXTURES AND FITTINGS

All fixtures, fittings, furnishings and other items presently within the property are included in the sale, except where specifically excluded or referred to otherwise within these sales particulars.

#### VIEWING

By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

#### AML & Extra Services

Money Laundering Regulations –

In order to comply with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory photographic identification, proof of address/residency, verification of the source of funds for the purchase (including supporting bank statements evidencing any deposit monies), and a copy of a mortgage Agreement in Principle from the appropriate lender where applicable.

Photographic identification and proof of address will normally be validated through an electronic identity verification process, which includes biometric checks, meaning certified hard copies are not usually required. However, we reserve the right to request copies of identification or address documents where considered necessary, to satisfy our legal or compliance obligations. All parties involved in the purchase must complete this verification at a cost of £30.00 plus VAT per person.

Extra services -

By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.

Scriven & Co offers the following services and has the following referral arrangements in place: It is the clients' or buyers' decision whether to choose to deal with any of the service providers.

Scriven & Co routinely refers sellers (and buyers) to a Financial Services Company. Should the client or a buyer decide to use this company please note that Scriven & Co receive a payment from them equating on average to a figure in the order of £200 per referral.

Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. Should the client or a buyer decide to use any of these companies please note that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

The agent routinely refers sellers (and buyers) to a Removals and Storage Company. Should the client or a buyer decide to use this company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT from them for recommending a client or buyer to them.

For full referral fee details go to our website:  
[www.scriven.co.uk](http://www.scriven.co.uk) : Disclosure of Referral Fees

## Property Information Links

Useful links for property information:

Find information about a property in England or Wales:

<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: <https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: <https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England:

<https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:

<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

<https://www.findmysupplier.energy>

Electric supply:

<https://www.energynetworks.org/customers/find-my-network-operator>

<https://www.nationalgrid.co.uk>

Water supplier:

<https://www.ofwat.gov.uk/households/your-water-company>

<https://www.water.org.uk/customers/find-your-supplier>

Consumer code for house builders:

<https://consumercode.co.uk>

### Important notices

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

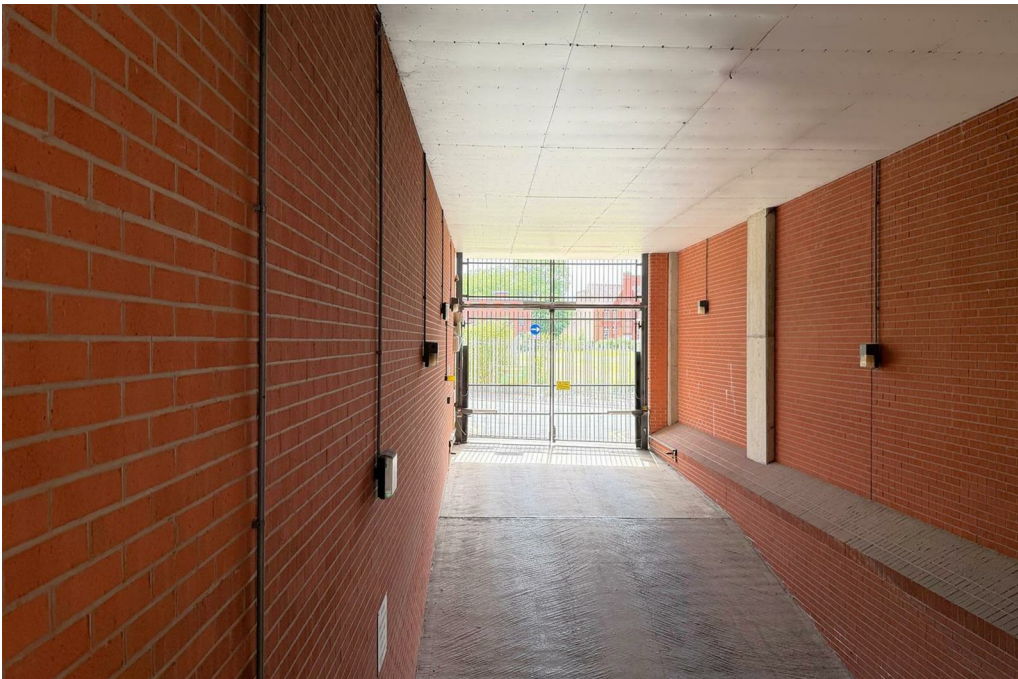
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

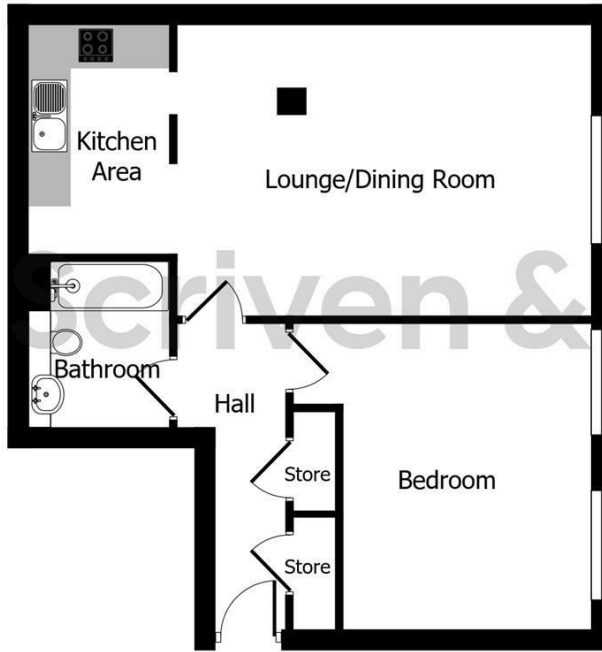
**VAT:** All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).











Not to scale. This floor plan is for illustration purposes only. The position and size of doors, windows and other features are approximate.



# Scriven & Co. Est. 1937

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- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	83	84
	EU Directive 2002/91/EC	