



## 18 Fernside Gardens Yardley Wood Road

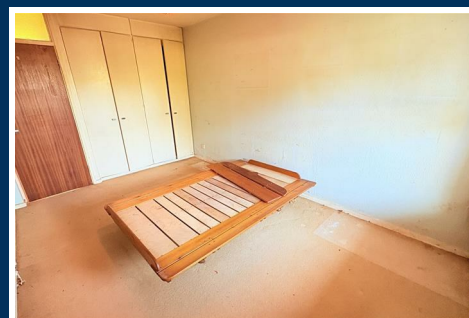
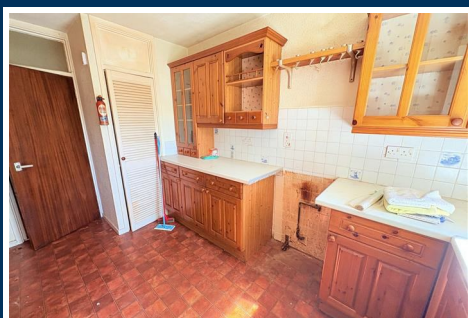
Moseley, Birmingham, B13 9JD

Auction Guide £90,000





**\*CASH BUYERS ONLY DUE TO LOW LEASE\* \*MODERN METHOD OF AUCTION\*** Lovely two bedroom ground floor flat with private patio area, in need of full modernisation, located in Fernside Gardens off Yardley Wood Road providing good access to nearby Moseley Village with all of its associated amenities including cafes, bars, restaurants, shopping facilities, doctor surgeries, dentists and pharmacies as well as being close to local transport links into the City Centre and the benefit of the upcoming Moseley Train Station. The property benefits from double glazing and central heating and the accommodation on offer briefly comprises; communal grounds, entrance hallway, living room with dining space with patio doors leading to patio area, kitchen, bathroom and two bedrooms. Energy Efficiency Rating TBD. The property also benefits from no upward chain and a garage in a separate block. To arrange your viewing of this lovely Flat please contact our Moseley office.



### Approach

The property is approached via a front fore garden with plants and shrubs leading to a double glazed front entry into communal hallway and further door opening into:

### Hallway

With ceiling light point, door opening into storage cupboard and further doors opening into:

### Living Room

10'10" x 18'4" (3.31 x 5.60)

With two ceiling light points, central heating radiator, double glazed window to the front aspect and feature fireplace with wooden surround and tiled hearth.

### Kitchen

I-shaped 7'6" x 11'0" x 13'4" (I-shaped 2.30 x 3.37 x 4.08)

With ceiling light point, double glazed window to the front rear aspect, wall mounted Worcester boiler, door opening into storage cupboard, space facility for washing machine, fridge freezer and dishwasher, wall and base units with work surfaces over, tiled effect flooring, sink and drainer with hot and cold mixer tap, tiling to splashbacks,

### Bathroom

6'9" x 8'10" (2.08 x 2.70)

With a ceiling light point, tiled flooring, tiled to half wall height, double glazed opaque window to the rear aspect, sink on pedestal with hot and cold taps with storage below, low flush WC, panel bath with hot and cold taps and powered shower over, door opening into airing cupboard housing the hot water tank and central heating radiator.

### Bedroom Two

9'4" x 13'0" (2.85 x 3.97)

With ceiling light point, central heating radiator, built-in wardrobes and double glazed window to the rear aspect.

### Bedroom One

9'4" x 14'0" (2.86 x 4.27)

With ceiling light point, built-in wardrobes, central heating radiator and double glazed window to the front aspect.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is 49 years, (99 years from March 1975) the service charges are approximately £682.50 every 6 months and the ground rent is £37.50 every 6 months (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 18 Fernside Gardens, Yardley Wood Road Moseley, Birmingham, B13 9JD is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.

### Auction - iamSold

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).

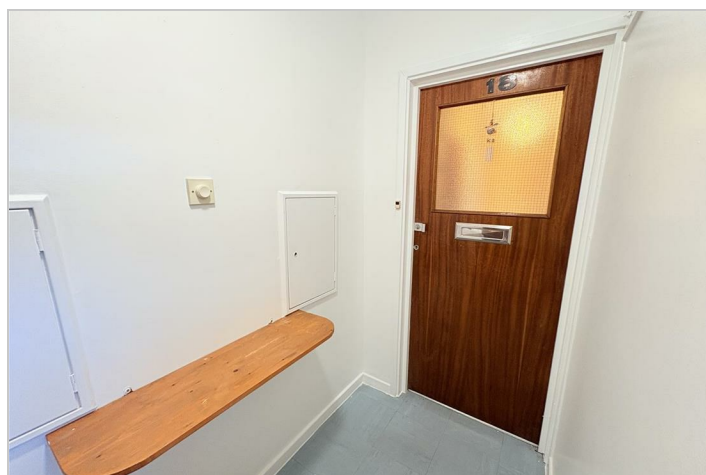
If considering buying with a mortgage, inspect and

consider the property carefully with your lender before bidding.

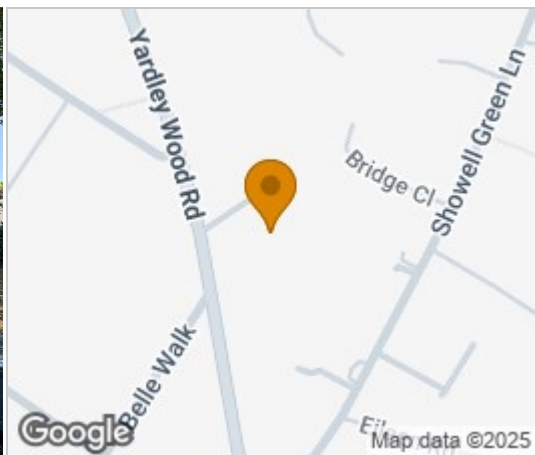
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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.

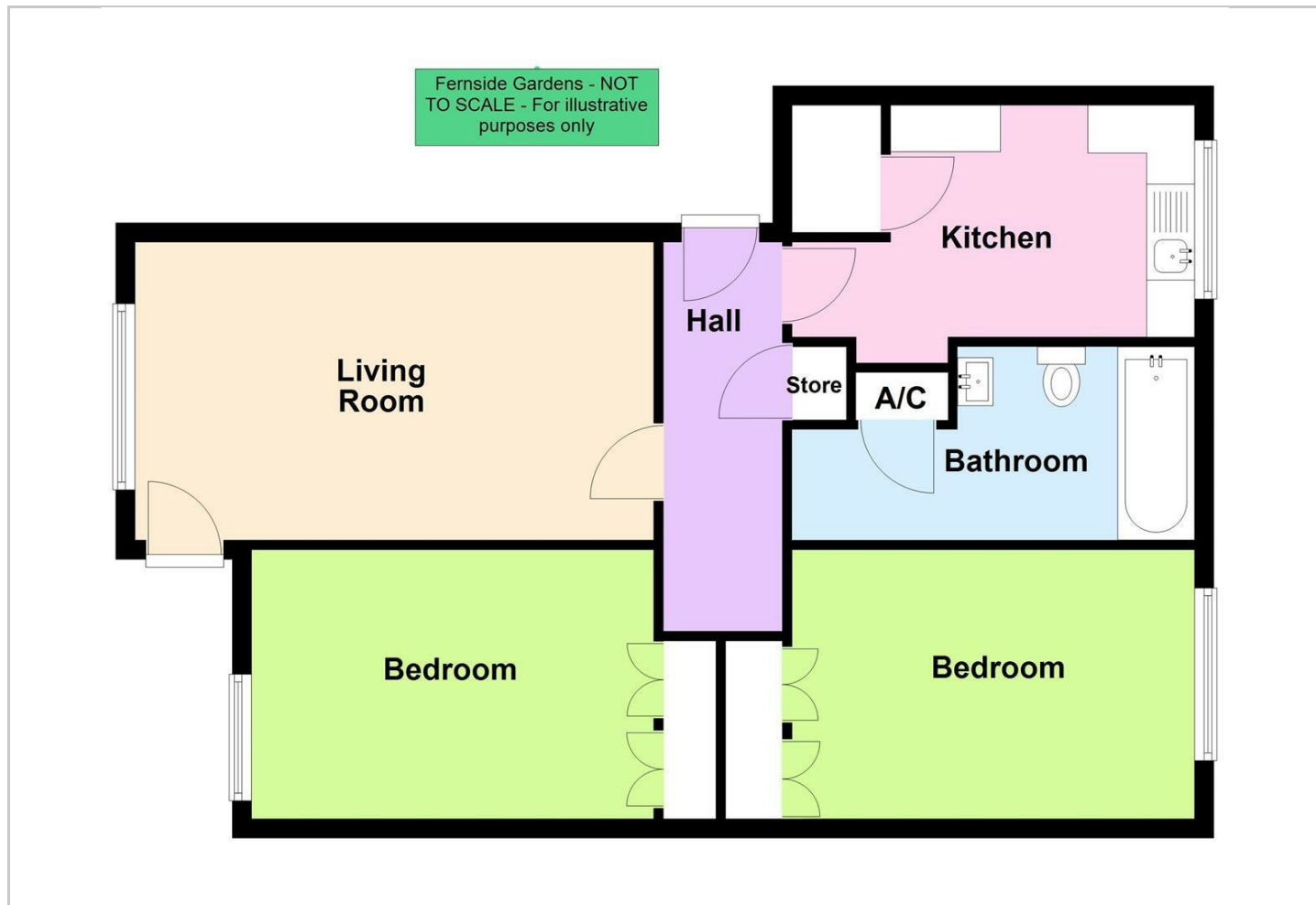
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







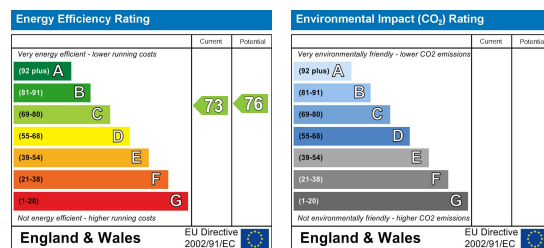
## Floor Plan



## Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.