



# RE/MAX

## PROPERTY HUB



## Britannic Park Yew Tree Road

Moseley, Birmingham, B13 8NQ

Guide price £200,000



This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £200,000 plus Reservation Fee

A well presented and spacious first floor two bedroom apartment situated in the prestigious and popular Britannic Park development in Moseley. Excellent location close to Cannon Hill Park, Highbury Park, Moseley centre and Kings Heath High Street.

The property comprises of a spacious lounge with doors opening to the balcony, a modern fitted kitchen with built-in appliances comprising a fridge freezer, washing machine, dishwasher, oven and an electric four ring hob with a stainless steel extractor fan. There are two double bedrooms with bedroom one having an en-suite shower room, a built in double door wardrobe and a door opening to the balcony and bedroom two having a Jack and Jill bathroom and built in wardrobe.

The following excellent facilities are available to all the residents, indoor heated swimming pool, sauna, steam room, gym and a concierge service.



LOUNGE 18'11" x 16'1" (5.79m x 4.91)

KITCHEN 10'1" x 6'1" (3.08 x 1.86)

BEDROOM ONE 16'1" x 12'1" (4.91 x 3.69)

EN-SUITE 10'0" x 5'0" (3.05 x 1.53)

BEDROOM TWO 13'1" x 9'1" (3.99 x 2.77)

BATHROOM 7'1" x 5'1" (2.16 x 1.55)

### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

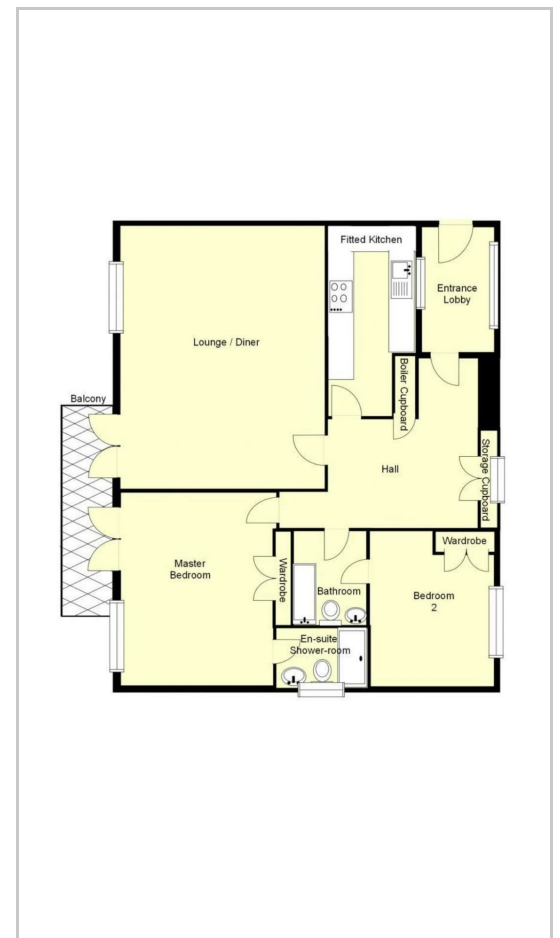
### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

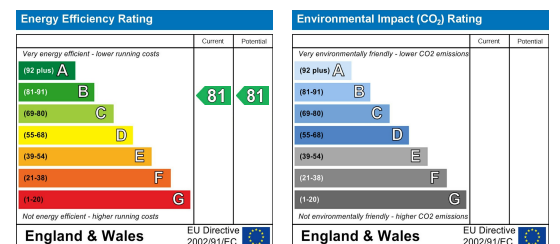
### Area Map



### Floor Plans



### 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.

Birmingham, West Midlands, B15 1TR

Tel: 07538 376000 Email: wasim.nadeem@remax.uk <https://remax.uk/associates/Wasim%20Nadeem>