



8 Fernside Gardens Yardley Wood Road

Moseley, Birmingham, B13 9JD

Offers Over £160,000



****Lovely two bedroom ground floor flat with private patio area, 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 that is now open, providing access to the city centre within 12 minutes. 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. The property also provides access to a garage. Energy Efficiency Rating TBD. The property also benefits from no upward chain. To arrange your viewing of this lovely Flat please contact our Moseley office.



Approach

The property is accessed via a secure communal entrance with an additional secondary security door, leading to the private front door of the flat. Upon entry, a welcoming hallway features laminate wood-effect flooring, a ceiling light point, and provides access to all principal rooms along with a useful storage cupboard. There is also private access from the ground floor patio entrance into the living room.

Hallway

A central hallway offering access to the living room, kitchen, bathroom, and both bedrooms, complete with practical storage solutions.

Living room

18'5" x 10'11" (5.62 x 3.34)

A spacious and well-presented living area featuring carpeted flooring, two ceiling light points, a central heating radiator, and a decorative fireplace. The room is filled with natural light via double glazed uPVC windows to the front aspect, with a door opening directly onto the patio area.

Kitchen

7'6" x 11'1" (2.30 x 3.39)

A functional kitchen fitted with a range of wall and base units offering ample storage, complemented by tiled splashbacks. There is space for appliances including a washing machine, cooker, and undercounter fridge freezer. Additional features

include a further storage cupboard housing the fuse box, a Worcester boiler, a central heating radiator, and a double glazed window to the rear aspect.

Bedroom One

13'7" x 9'3" (4.15 x 2.82)

A generously sized double bedroom with carpeted flooring, built-in storage cupboards with shelving and hanging space, a central heating radiator, and a double glazed window to the rear aspect.

Bedroom Two/ Dining Room

14'8" x 9'3" (4.48 x 2.82)

A versatile second room suitable as a bedroom or dining space, featuring carpeted flooring, a central heating radiator, ceiling light point, and double glazed uPVC windows to the front aspect overlooking the patio. Includes built-in storage.

Bathroom

8'10" x 6'10" (2.70 x 2.09)

A well-appointed bathroom comprising a panelled bath with overhead shower, wash hand basin, and low-level WC. Finished with tiled walls and flooring, the space also benefits from a wall-mounted mirror, storage cabinets, a heated radiator, and an opaque double glazed window to the rear.

Storage

The property benefits from multiple storage options, including a hallway cupboard, kitchen storage areas, and built-in wardrobes within the bedrooms.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is 138 years, the service charges are approximately £1,365 per annum and the ground rent is £37.50 every six months. (subject to confirmation from your legal representative).

Garage

The property comes with a garage, providing useful storage.

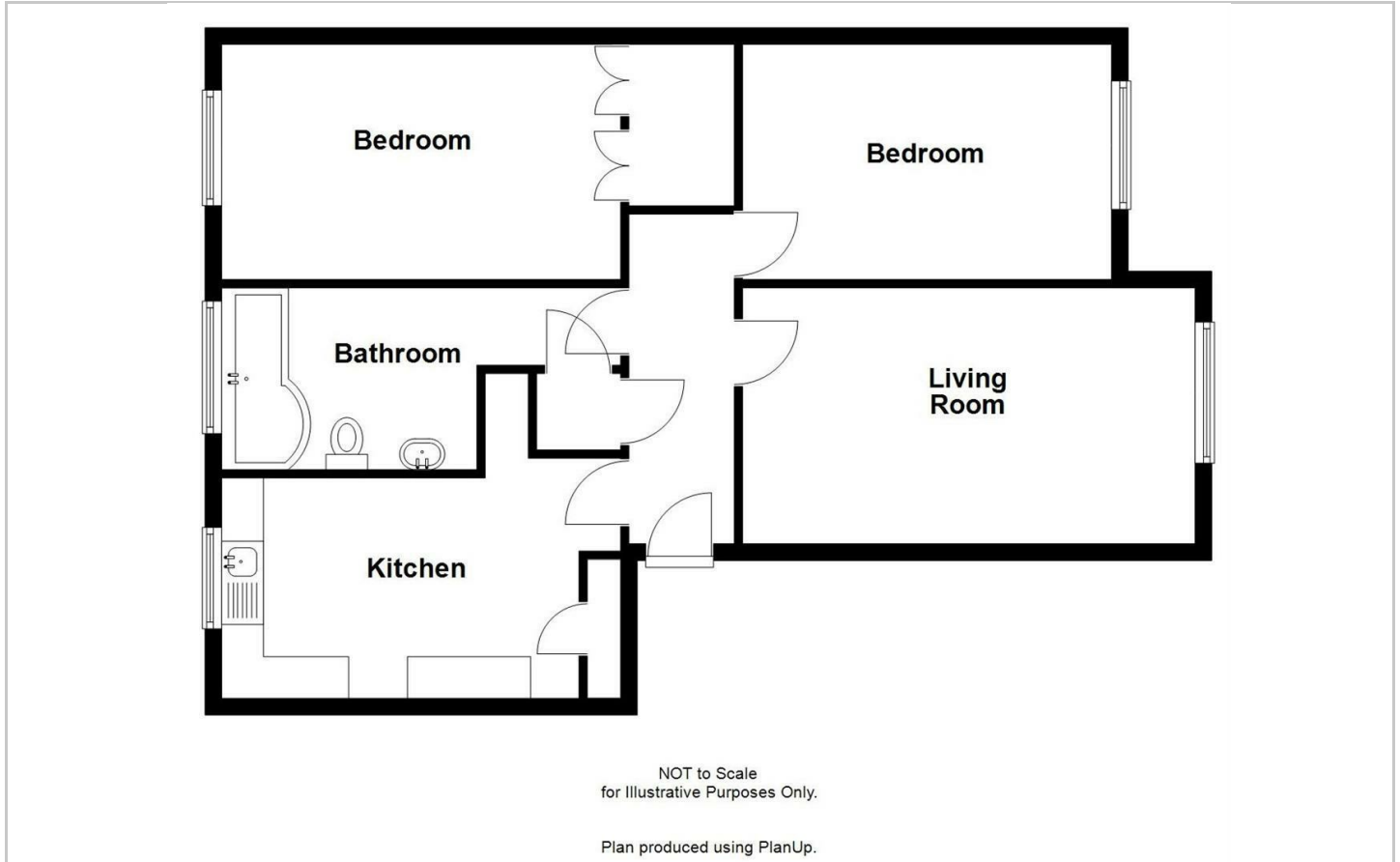
Council Tax Band

According to the Direct Gov website the Council Tax Band for 8 Fernside Gardens, Yardley Wood Road Moseley, Birmingham, B13 9JD is band B and the annual Council Tax amount is approximately £1,830.25 subject to confirmation from your legal representative.





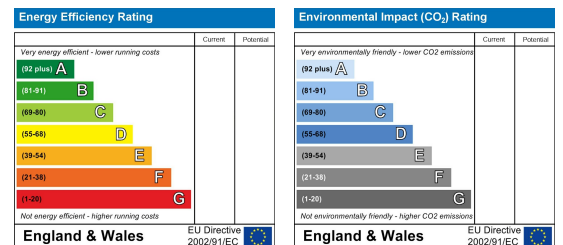
Floor Plan



Viewing

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

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk