



HERITAGE ESTATE AGENCY



29 Fernside Gardens, Moseley, Birmingham, B13 9JD

£165,000

A Two Bedroom First Floor Flat



**Fernside Gardens comprises in further detail:**

The property is set back from the road and approached via communal gardens with pathway leading to communal entrance door. Stairs rise to first floor landing with door opening to:

Communal Lobby Area

Ceiling light point and private entrance door opening to:

Entrance Hallway

Ceiling spot lights, loft point (no access for flat owner), intercom, wood effect flooring and doors to:

Storage Cupboard

Gas meter and shelving.

Kitchen 13'4" max x 7'6"

Window to rear aspect, ceiling light point, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated electric oven with gas hob and extractor hood over, plumbing for washing machine, space for fridge/freezer and built-in pantry with shelving.

Lounge 18'6" x 11'

Window to front aspect, coved ceiling, two ceiling light points, radiator and door to side aspect opening to:

Balcony

Railings to front and side aspects.

Bedroom One 14'6" to wardrobe x 9'3"

Window to front aspect, ceiling light point, radiator and built-in wardrobes.

Bedroom Two 13'7" to wardrobe x 9'4"

Window to rear aspect, ceiling light point, radiator and built-in wardrobes.

Bathroom 13'5" max x 6'11"

Obscured window to rear aspect, ceiling light point, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap over, corner shower cubicle with wall mounted shower over, wash hand basin with mixer tap over encased in vanity unit, vanity unit with inset low level flush w.c. and door to:

Airing Cupboard

Housing boiler.

Outside

Set in communal grounds.

Garage En-Bloc**Lease Details**

Approx term remaining:- 138 years (189 years from 25.03.1975)

Ground Rent - Peppercorn

Service Charge - £682.50 per six months (for the period 28.03.2026 to 28.09.2026)

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

Agent Note:

We are advised by the vendor that the lease restricts the following:

- not to use the premises for any other purpose than of a private residence in single occupation only (no trade or





business)

- not to allow any motor car wheeled vehicle or other form of transport or conveyance to be parked permanently on any part of the Development except in the said garage and not to allow any trailer caravan boat or similar object to be brought on to any part of the development.
- not without the previous consent in writing of the Lessor or its Agents to make any alteration whatsoever to the plan design or elevation of the demised premises nor to make any openings therein nor to open up any floors wall or ceilings for the purpose of altering repairing or renewing any pipes wires ducts or conduits nor to alter any of the landlord's fixtures fittings or appliances to make any structural or external alterations or any additions to the premises without the prior written consent of the Landlord and Company
- not to display any window boxes or aerals on or from the demised premises
- not at any time during the said term to underlet the demised premises or any part thereof

The vendor has provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

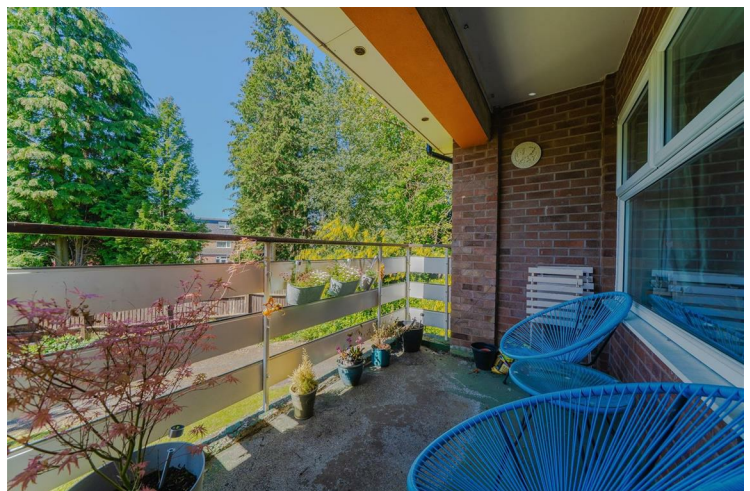
The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

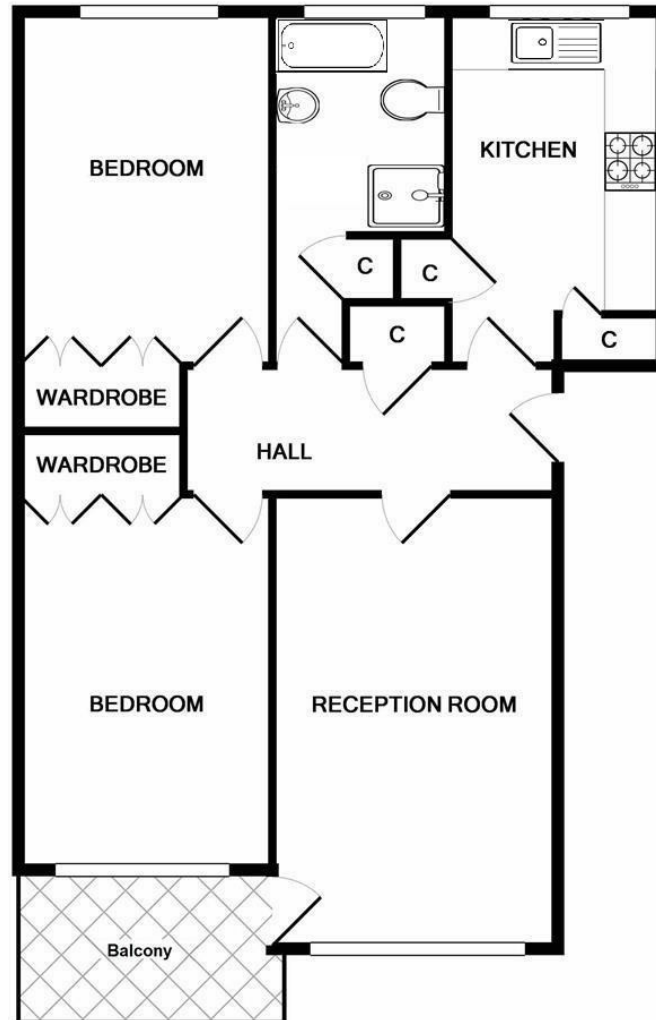
GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B





FERNside GARDENS, B13 9JD
Measurements are approximate. Not to scale. Illustrative purposes only
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VIEWING By appointment through 'Heritage'

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Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

