



Fernfail Court, Short Heath Road,
Erdington, Birmingham, B23 6JT

Offers in Excess of £120,000

Erdington

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Offered for sale WITH NO UPWARD CHAIN - VACANT POSSESSION and bound to impress.

Situated a short distance from public transport routes and local schooling, the property on offer represents a great opportunity for first time buyers and investors alike.

The property briefly comprises; an entrance hallway, providing independent access to all rooms with a bright and spacious living room with south-facing aspect over open grounds and dining/study space. The apartment benefits from a fully fitted kitchen with a range of base and wall units. It further offers two double bedrooms, again having open views to the grounds and surroundings. The bathroom is contemporary and offers a full white suite with shower over bath, toilet and vanity.

To the outside, the grounds are maintained under the terms of the service contract and a garage contained within a separate block is included. Private unallocated parking is on site.

Providing a rare opportunity, we would suggest booking now to avoid disappointment.

Viewing is highly advised and via selling agents Paul Carr Erdington and for proceedable purchasers only.

Achievable rent of £900 PCM.





Property Specification

THIS MOST DELIGHTFUL
CONTEMPORARY APARTMENT
IDEAL FOR INVESTORS
AND FIRST TIME BUYERS ALIKE
BRIEFLY COMPRISES;

Hall

Lounge 4.32m (14'2") x 3.63m (11'11")

Kitchen 2.15m (7'1") x 1.97m (6'6")

Bathroom 2.66m (8'9") x 1.69m (5'7")

Bedroom 1 4.19m (13'9") x 2.96m (9'9")

Bedroom 2 4.34m (14'3") x 2.38m (7'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 3rd April 2024

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Electric, water and drainage
Council tax band: A
Tenure: Leasehold 957 years remaining, lease from 29.09.1982
Service Charge: £1500

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

