

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



3 BRITANNIC PARK 15 YEW TREE ROAD
MOSELEY
BIRMINGHAM
B13 8NQ

GUIDE PRICE £250,000

A well presented and spacious ground floor apartment with its own entrance and garden which can be accessed from the lounge and the master bedroom, situated in the highly regarded Britannic Park development on Yew Tree Lane. Excellent location close to Highbury Park, Cannon Hill Park, Moseley centre, and Kings Heath High Street. The property comprises: a spacious hall, an excellent size lounge with lovely high ceilings and double doors opening to the garden, a modern fitted breakfast kitchen with built-in appliances comprising a fridge freezer, 'Beko' washing machine, 'Electrolux' slimline dishwasher, 'AEG' oven & grill and an electric 4 ring hob with a stainless steel extractor fan / light above; there are two double bedrooms; - bedroom one has double doors opening to the garden and an en-suite shower room and bedroom two has a jack & jill shower room. The property has combi gas fired central heating, PVC double glazing, gated access for vehicles, separate gated access for pedestrians and a fob operated main door access system. These excellent facilities are available to all the residents, which includes a swimming pool, sauna, and gym, a concierge service and allocated under cover parking space. There is NO UPWARD CHAIN.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB
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LOUNGE 25' 4" max x 14' 2" max (7.71m x 4.33m)

BREAKFAST KITCHEN 14' 2" x 9' 2" (4.33m x 2.8m)

BEDROOM ONE 26' 4" x 10' 10" max (8.03m x 3.29m)

26' 4" max / 13' 11" up to recess x 10' 10" max (8.03m / 4.23m x 3.29m)

EN SUITE 9' 1" INC SHOWER AREA x 6' 0" (2.76m x 1.83m)

BEDROOM TWO 15' 7" x 9' 11" INC DEEP STORE (4.75m x 3.02m)

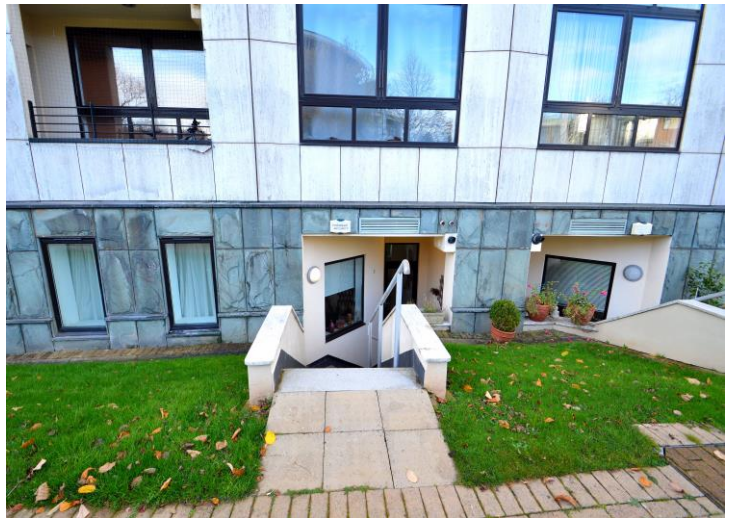
SHOWER ROOM 7' 10" x 5' 8" (2.39m x 1.73m)

TENURE

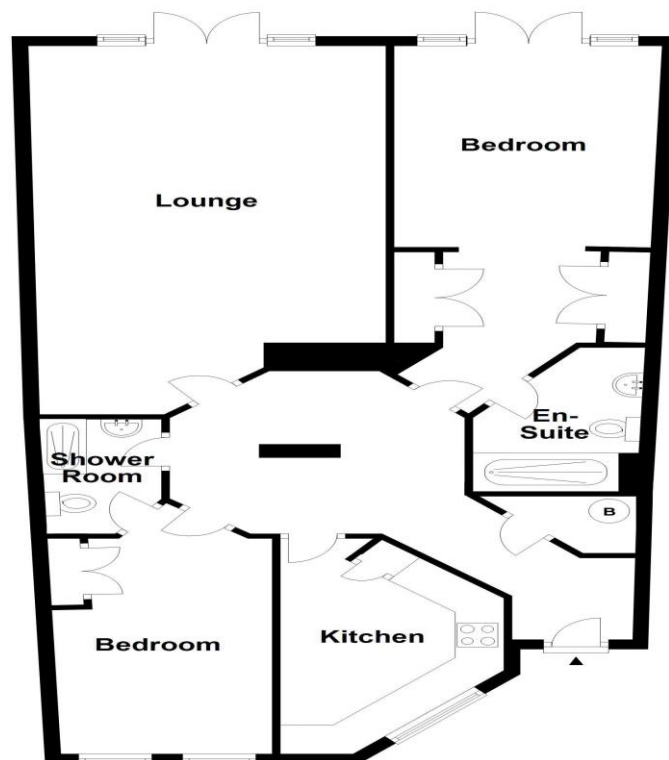
TENURE: The property is Leasehold. Leasehold term: 125 years from 1st January 1999. The current service charge is £4,880.60 per annum. The current ground rent is £100 per annum. We believe that it is possible for the service charge to be paid monthly, quarterly or annually. We have not seen title deeds and cannot verify the title to the property nor covenants, charges, or rights of way affecting title. Tenure details are subject to confirmation through the vendor's solicitor, and purchasers must verify tenure details through their solicitor / conveyancer.







**Apartment 3 Brittanic Park,
Yew Tree Road,
Moseley, B13 8QN**



VIEWINGS:- If you are interested, please contact the agent for a viewing. If you are unable to attend, please let us know so we can arrange an alternative time. We will be happy to help you in any way we can.

Total area: approx. 104.1 sq. metres (1120.8 sq. feet)
Not to scale. For illustrative purposes only

and wear a face mask

PLEASE NOTE:- (1) These sale' particulars are for guidance only, and Glovers Estate Agents cannot guarantee their complete accuracy, nor do the particulars constitute a contract or part of a contract. (2) A purchaser must obtain verification on any point of importance or concern. (3) Any measurements given are approximate, and purchasers should verify the measurements for themselves especially before ordering furniture or floor coverings. (4) Glovers Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose; purchasers are advised to obtain verification from their solicitor or surveyor. (5) References to the tenure of a property are based on information provided by the seller; we will not have seen the title documents; purchasers must therefore obtain verification on tenure from their solicitor. (6) Items shown in photographs are not included in the sale unless specifically mentioned within the sale's particulars; certain items may be available by separate negotiation. (7) Purchasers must check the availability of the property before travelling to see it, and before making an appointment to view.

TENURE:- The seller advises us that the property is Leasehold.

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COUNCIL TAX BAND:- F

FIXTURES AND FITTINGS:- All items of fixtures and fittings except those mentioned in the detailed sales particulars are excluded from the sale.

PLANNING PERMISSIONS AND BUILDING REGULATION CONSENTS:- Any reference in these particulars to extensions or conversions of parts of the property, does not imply that planning permissions and / or building regulation consents have been obtained for the extensions or conversions. Unless specifically mentioned in these particulars, we will not have verified that any necessary consents have been obtained. Verification of these matters must be made by purchasers through their solicitor / conveyancer.

CONSUMER PROTECTION FROM UNFAIR TRADING LEGISLATION 2008:- We abide by current consumer protection legislation when dealing with our clients and customers. We do not engage in any unfair practices such as: giving false or misleading information to consumers; hiding or failing to provide material information; exerting undue pressure on consumers; we act with the standard of care and skill that is in accordance with honest market practice and in good faith.

REFERRAL FEES:- when a vendor or a purchaser asks Glovers to obtain a quote for conveyancing services, we might approach a solicitor with whom we have an agreement for paying us a referral fee should the buyer or seller instruct them. We do not have a referral agreement with all solicitors; where one exists the referral fee will be no more than £100.00 plus VAT.

ANTI MONEY LAUNDERING MEASURES:- We have in place procedures and controls, which are designed to forestall and prevent money laundering. If we suspect that a supplier, customer, client, or employee is committing a money laundering offence as defined by the Proceeds of Crime Act 2002, we will, in accordance with our legal responsibilities, disclose the suspicion to the National Criminal Intelligence Service.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA):- Glovers Estate Agents is a member of this organisation which is the UK's leading professional body for estate agency personnel across all branches of property services, being dedicated to the goal of professionalism within all aspects of property, estate agency, and land. We adhere to the NAEA's Codes of Practice and complaints redress procedures.

THE PROPERTY OMBUDSMAN:- Glovers Estate Agents is a member of The Property Ombudsman Scheme (TPOS) and follows the TPOS Code of Practice. The Property Ombudsman (TPO) scheme has been providing consumers and property agents with an alternative dispute resolution service for several years and provides consumers with a free, impartial, and independent alternative dispute resolution service. A copy of the Code of Practice and the Consumer Guide is available from us upon request.

CLIENT MONEY PROTECTION SCHEME:- As a member of the NAEA, we subscribe to a Client Money Protection Scheme which is a compensation scheme providing compensation to landlords, tenants, and other clients should an agent misappropriate their rent, deposit or other client funds. The scheme is arranged by Propertymark which is the organisation that combines the ARLA, NAEA, NAVA, ICBA, APIP and NFoPP Awarding Bodies into a single brand. Our client money protection certificate is available to see on the Glovers website.

GENERAL DATA PROTECTION REGULATIONS 2018:- Our Privacy Notice reflects the changes introduced by the General Data Protection Regulations (GDPR), and it sets out how we will collect and use your personal information and what your individual data protection and privacy rights are under the GDPR. Please view our Privacy Notice in full in the 'contact us' section of our website: glovers.uk.com In order to ensure our continued compliance with data protection and privacy laws, we may update the Privacy Policy from time to time.