

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



26 HOLLIE LUCAS ROAD
KINGS HEATH
BIRMINGHAM
B13 0QL

OFFERS OVER £550,000

A beautifully presented and extended, 4 bedroom traditional style detached house, situated in a popular and well regarded road. The property briefly comprises: an open porch, hall with original style wooden panelling, lounge, living room with french doors opening to a sizeable conservatory overlooking the back garden, a large modern fitted kitchen having a dining room off and a utility room with a downstairs WC; upstairs there are four well proportioned bedrooms with the master bedroom having a fitted en-suite shower room, a modern fitted bathroom and a separate lavatory. The house has combi gas fired central heating and PVC double glazed windows. Outside, there is an exceptional back garden measuring over 100 feet in length and at the front there is a good amount of driveway parking and access to an integral garage. Viewing is highly recommended.



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FRONT

A dropped curb gives access to a tarmac driveway, floor mounted upright outside lights, wall mounted light points, a dwarf brick wall to the front boundary, fencing to one side boundary, and hedging to the other side boundary, shaped planted borders, double garage doors give access to the garage, wooden gate gives access to the side of the property which leads to the rear garden and there is an open canopy porch with tiled floor having a wooden and glazed front entrance door with an adjacent original style stain glass side panel.

HALL

Two ceiling light points, a single panel radiator, decorative original style panelling, carpeted stairs with handrail to the first floor landing, a stripped wooden floor and doors to the living room, lounge, kitchen and an under stairs store.

UNDERSTAIRS CUPBOARD

Ceiling light point, hanging rail, shelving and a carpeted floor.

LIVING ROOM 17' 4" into bay x 11' 5" max (5.29m x 3.48m)

PVC double glazed bow window to the front elevation, ceiling light point, three wall mounted light points, a single panel radiator, decorative fire surround with a free standing electric fire, TV aerial connection point and a carpeted floor.

LOUNGE 15' 11" x 11' 5" (4.86m x 3.48m)

PVC double glazed doors with adjacent side panels and top light above to the rear elevation giving access to the conservatory, ceiling light point, a single panel radiator, a wall mounted electric fire and a carpeted floor.

CONSERVATORY 11' 9" x 12' 6" (3.58m x 3.81m)

PVC double glazed windows to three sides with PVC double glazed double doors to the side elevation giving access to the garden patio area, ceiling light point with fan, a TV aerial connection point, electricity plug sockets and a carpeted floor.

KITCHEN 15' 7" max x 9' 10" (4.75m x 3.00m)

PVC double glazed window to the rear elevation, two ceiling light points, ceiling coving, a single panel radiator, a double panel radiator, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to three sides, a one and a half bowl single drainer sink unit with mixer tap, tiled splash backs, space for a range style cooker, stainless steel cooker hood with light and grease filter, space for an upright fridge freezer, an integrated dishwasher, a ceramic tiled floor, an open door way to the dining room and a wooden and glazed door to the utility room.



DINING ROOM 10' 5" x 9' 1" (3.17m x 2.77m)

PVC double glazed double doors to the rear elevation giving access to the garden patio area, ceiling light point and a tiled floor.

UTILITY ROOM 8' 0" max x 8' 4" max (2.45m x 2.55m)

PVC double glazed obscured glass door to the front elevation, ceiling light point, a double panel radiator, worksurface to one side, a 'Belfast' sink, tiled splash backs, space and plumbing for an automatic washing machine, space for a tumble dryer, a ceramic tiled floor and door to the downstairs W/C.

DOWNSTAIRS W/C 2' 8" x 4' 6" (0.81m x 1.38m)

PVC double glazed obscured glass window to the side elevation, ceiling light point, ceiling coving, a close coupled W/C, tiled splash backs and a tiled floor.

FIRST FLOOR LANDING

Ceiling light point, a single panel radiator, an original style stain glass window to the side elevation, loft access point with ladder and boarded for storage, a built in original style cupboard, a carpeted floor and doors to four bedrooms, bathroom and a separate W/C.

BEDROOM ONE 15' 11" x 11' 5" into fitted wardrobes (4.85m x 3.47m)

PVC double glazed window to the rear elevation, two ceiling light points, a single panel radiator, four double door fitted wardrobes having hanging rail and shelving, a carpeted floor and open doorway to an ensuite.

ENSUITE

Ceiling light point, ceiling mounted extractor fan, corner shower cubicle with electric shower, a vanity wash hand basing with a monobloc tap and cupboards and drawer below, tiled splash backs and a vinyl floor.

BEDROOM TWO 17' 3" into bay x 11' 5" (5.27m x 3.49m)

PVC double glazed bow window to the front elevation, ceiling light point, ceiling coving, a single panel radiator and a carpeted floor.

BEDROOM THREE 12' 4" x 9' 11" (3.75m x 3.03m)

PVC double glazed window to the rear elevation, ceiling light point, ceiling coving, a single panel radiator and a carpeted floor.

BEDROOM FOUR 10' 8" x 7' 8" (3.25m x 2.34m)

PVC double glazed window to the front elevation, ceiling light point, picture rail, a single panel radiator and a carpeted floor.



BATHROOM 5' 3" x 6' 11" (1.60m x 2.11m)

PVC double glazed obscured glass window to the front elevation, ceiling light point with extractor fan, bath with panelled side, mixer tap bath filler, glass splash screen and electric shower above, a vanity wash hand basin with drawers below, floor to ceiling tiling, a ladder style towel radiator and a vinyl floor.

SEPARATE W/C 2' 7" x 4' 10" (0.79m x 1.47m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, a close coupled W/C, tiled splash backs and a vinyl floor.

GARAGE

Ceiling light point, a wall mounted combi gas fired central heating boiler, gas meter, electricity meter and the electricity consumer unit.

BACK GARDEN

Paved patio, step down to a paved path with planted borders and rockery garden to either side leads to a good size lawn, fencing to boundaries, there are a variety of well established shrubs, trees and plants, a timber garden shed, 'aco' drainage, and access down the side to a gate which gives access to the front.

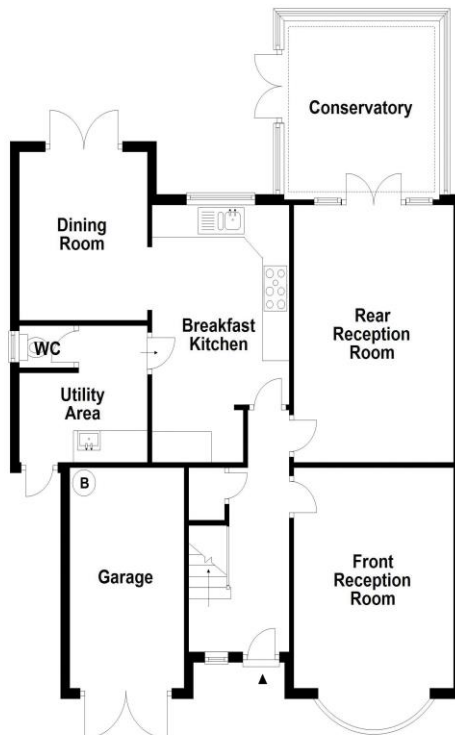




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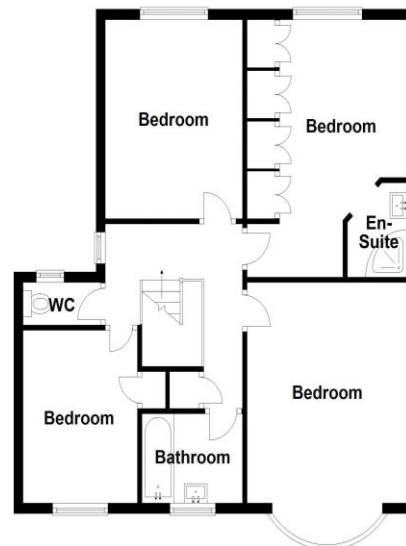
Ground Floor

Approx. 96.2 sq. metres (1035.1 sq. feet)



First Floor

Approx. 68.7 sq. metres (739.4 sq. feet)



Total area: approx. 164.9 sq. metres (1774.4 sq. feet)
Not to scale. For illustrative purposes only

VIEWINGS:- If you would like to book a viewing for this property please contact us.

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 Freehold. 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.

COUNCIL TAX BAND:- E

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.