

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



55 BRANDWOOD ROAD  
KINGS HEATH  
BIRMINGHAM  
B14 6HB

**£400,000**

A very well presented and extended three bedroom semi detached house, situated on a well regarded road and offering good access to the regional road network, King Edward's School, Colmore and Woodthorpe Primary Schools. The property comprises: porch, hall, lounge, interconnecting living room/dining room which is open to a modern fitted breakfast kitchen, side utility area and downstairs W/C; upstairs there are 3 well proportioned bedrooms, and a bathroom with a separate shower cubicle. The house has PVC double glazing and combi gas fired central heating. Outside, at the rear there is a lovely south west facing garden and there is tarmac drive at the front offering a good amount of parking. Viewing is essential to fully appreciate this property. The property is being sold with the benefit of NO UPWARD CHAIN.



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## FRONT

A dropped curb gives access to a tarmac driveway, fencing to side boundaries, low level brick wall to the front boundary, planted borders, door giving access to down the side of the property and PVC double glazed double doors with adjacent side panels give access to the porch.

## PORCH

Wall mounted light point, electricity power point, tiled floor and a PVC double glazed door gives access to the hall.

## HALL

Two ceiling light points, ceiling coving, dado rail, double panel radiator, carpeted stairs to the first floor landing, doors to the living room and lounge and a carpeted floor.

## LOUNGE 15' 1" into bay x 11' 5" max (4.59m x 3.48m)

PVC double glazed bay window to the front elevation, ceiling light point, ceiling coving, an inset gas fire with stone effect back and hearth and original style surround, single panel radiator and a wood effect laminate floor.

## BREAKFAST KITCHEN 21' 0" x 7' 10" (6.40m x 2.39m)

A nice size room open to the living and dining room having PVC double glazed windows to the rear and side, wooden and glazed door gives access to the utility room, door to an under stairs cupboard having wall mounted light point, wall mounted consumer unit, and the gas and electricity meters, ceiling spotlights, wall mounted cupboards with under cupboard lights, floor mounted cupboards and drawers, breakfast bar with cupboards below, work surfaces to three sides with matching upstands and drainer grooves, tiled splash backs, inset stainless steel sink with mixer tap, appliances comprise an integrated five ring gas hob with stainless steel and glass light and grease filter above, an integrated double oven and grill with an integrated microwave above, an integrated dishwasher and a integrated fridge and a wood effect floor.

## LIVING / DINING ROOM 24' 7" x 10' 4" max (7.49m x 3.15m)

PVC double glazed double doors to the rear elevation, ceiling light point, ceiling coving, gas fire with hearth and decorative surround, double panel radiator, single panel radiator and a wood effect floor.



**SIDE AREA / UTILITY AREA 30' 7" x 6' 4" widest part (9.31m x 1.93m)**

PVC double glazed door to the front elevation where there is a paved path, outside tap and wooden gate to the front driveway, PVC double glazed window and PVC double glazed door to the side elevation giving access to the back garden, concertina door to the down stairs W/C, three ceiling light points, wall mounted cupboards, floor mounted cupboard with worksurface above, space and plumbing for an automatic washing machine, space for a tumble dryer, space for an upright fridge freezer and a tiled floor.

**DOWNSTAIRS W/C 2' 9" x 4' 2" widest part (0.84m x 1.27m)**

PVC double glazed obscured glass window to the side elevation, ceiling light point, tiled splash backs. A wall mounted wash hand basin, wall mounted combi gas fired central heating boiler and a tiled floor.

**FIRST FLOOR LANDING**

PVC double glazed obscured glass window to the side elevation, ceiling light point, loft access point, dado rail, carpeted floor and doors to three bedrooms and the bathroom.

**BEDROOM ONE 12' 0" x 11' 5" (3.65m x 3.48m)**

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

**BEDROOM TWO 12' 0" x 10' 5" (3.65m x 3.17m)**

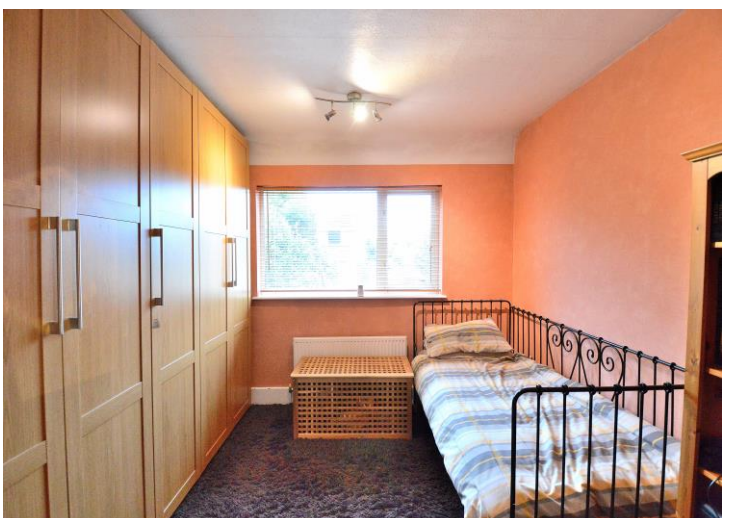
PVC double glazed window to the rear elevation, ceiling light point, single panel radiator, and a wood effect laminate floor. The two double door and one single door wardrobes in this room are included within the sale of the property.

**BEDROOM THREE 8' 5" max x 11' 7" (2.56m x 3.53m)**

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

**BACK GARDEN**

Fencing and hedging to boundaries, planted borders, paved patio area, a good size lawn, there is a paved path to one side of the lawn which gives access to an additional patio area having a timber garden shed.

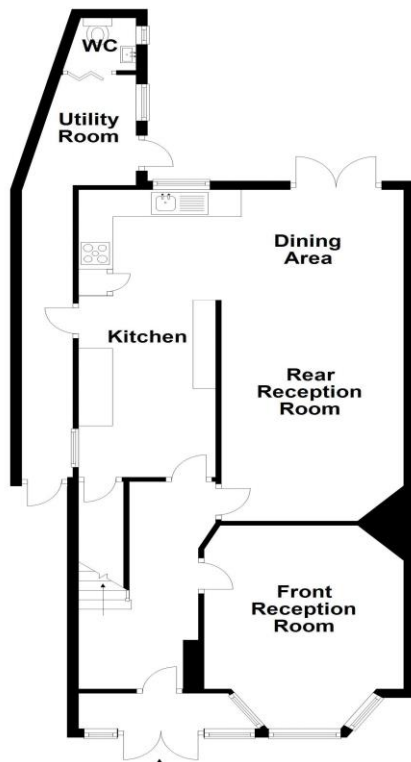




## 55 Brandwood Road, Kings Heath, B14 6HB

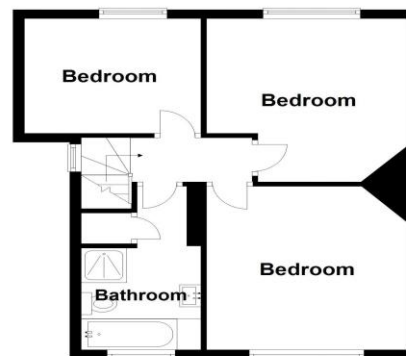
### Ground Floor

Approx. 81.1 sq. metres (872.7 sq. feet)



### First Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 126.4 sq. metres (1360.7 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:-** D

**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](http://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.