

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



16 BROOM DRIVE
KINGS HEATH
BIRMINGHAM
B14 5BA

OFFERS OVER £260,000

A nicely presented and extended 3 bedroom town house with an integral garage. The house is nicely located, in a pleasant cul-de sac off Broad Lane on the south side of Kings Heath, for access to the regional and local road network. The property briefly comprises: porch, hall, fitted kitchen with gas hob and electric oven, extended living room / dining room, three bedrooms, and a modern bathroom with a thermostatically controlled shower above the bath, a loft room with roof lights and an integral garage. The house has combi gas central heating and PVC double glazing. Outside at the front there is driveway parking and at the rear there is a neat back garden.



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FRONT

A drop curb gives access to a tarmac driveway with a block paved border, an up an over garage door and a PVC double glazed porch door gives access to the porch.

PORCH

A wooden and glazed door gives access to the hall.

HALL

Ceiling light point, ceiling coving, double panel radiator, wood effect laminate floor, carpeted stairs to the first floor landing and doors to the kitchen, living room and garage.

KITCHEN 11' 9" x 6' 10" (3.58m x 2.08m)

PVC double glazed window to the front elevation, ceiling light point, wall mounted cupboards, floor mounted cupboards and drawers, stainless steel single bowl single drainer sink unit with mixer tap, space and plumbing for an automatic washing machine, space for a range style oven, space for an upright fridge freezer, wall mounted combi gas fired central heating boiler, for to ceiling tiling and a ceramic tiled floor.

LIVING ROOM 12' 0" x 18' 6" (3.65m x 5.63m)

Two ceiling light points, ceiling coving, single panel radiator, wooden effect laminate floor and two large open doorways give access to the dining area.

DINING AREA 7' 10" x 16' 0" (2.39m x 4.87m)

Two PVC double glazed double doors with adjacent side panels, ceiling light point, ceiling coving, single panel radiator and a wood effect floor.

BEDROOM ONE 12' 3" x 10' 0" (3.73m x 3.05m)

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

BEDROOM TWO 11' 10" x 10' 1" (3.60m x 3.07m)

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

BEDROOM THREE 10' 10" x 8' 2" (3.30m x 2.49m)

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

BATHROOM 6' 11" x 8' 0" (2.11m x 2.44m)

PVC double glazed obscured glass window to the front elevation, ceiling light point, a wall mounted extractor fan, bath with panelled side, a thermostatically controlled shower above and glass splash screen, vanity wash hand basin with a monobloc tap and double door cupboard below, low level W/C, ladder style towel radiator and a vinyl floor.



LOFT ROOM 10' 6" x 18' 6" max (3.20m x 5.63m)

Two double glazed roof lights to the rear elevation, two ceiling light points, single panel radiator, carpeted floor and doors to under eaves storage.

BACK GARDEN

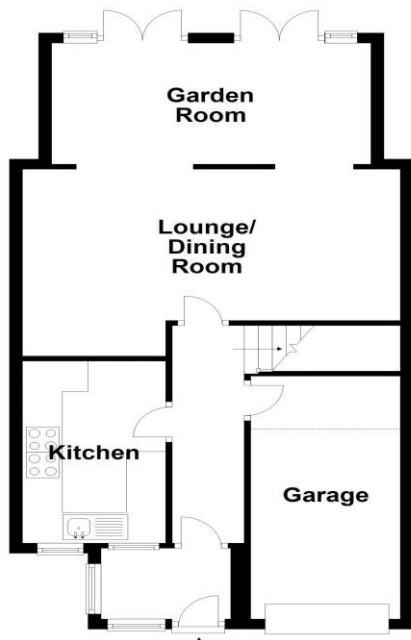
Fencing to boundaries, gate in rear boundary giving access to a rear alleyway which can be accessed from Jasmin Croft, a planted border and a timber garden shed.



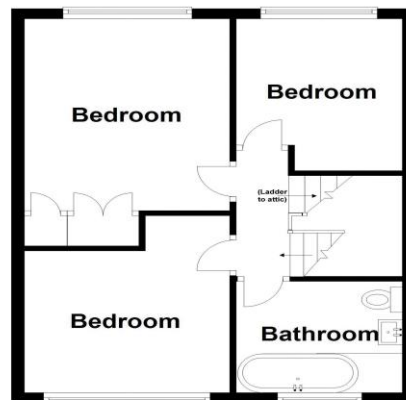


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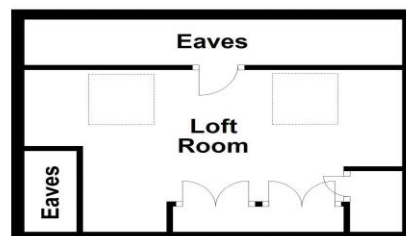
Ground Floor
Approx. 62.1 sq. metres (668.2 sq. feet)



First Floor
Approx. 42.9 sq. metres (462.1 sq. feet)



Loft
Approx. 24.4 sq. metres (262.3 sq. feet)



Total area: approx. 129.4 sq. metres (1392.5 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:- B

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.