

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



200 LINDSWORTH ROAD  
KINGS NORTON  
BIRMINGHAM  
B30 3SB

**GUIDE PRICE £325,000**

A well presented 4 bedroom semi-detached property which has a double storey side extension and a single storey rear extension, located within a popular area just off Monyhull Hall Road. The property briefly comprises: porch, hall, lounge, living room overlooking the back garden, a fitted breakfast kitchen, a good size integral garage with a downstairs W/C and utility area; upstairs there are four good size bedrooms, a family bathroom and a recently refitted separate shower room. The house PVC double glazed windows and combi gas fired central heating. Outside there is driveway parking at the front and there is a well stocked garden at the back. There is NO UPWARD CHAIN.



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## FRONT

A dropped curb gives access to a paved driveway, low level brick wall to the front boundary and hedging to one side boundary, aco drainage system, an up and over garage door, gas meter cupboard and a PVC double glazed door gives access to the porch.

## PORCH

Wall mounted light point, ceramic tiled floor and a wooden and glazed door gives access to the hall.

## HALL

Ceiling light point, double panel radiator, carpeted stairs with handrail to the first floor landing, carpeted floor and doors to the living room, lounge, breakfast kitchen, under stairs store and double doors to a cloaks cupboard.

## LOUNGE 13' 5" x 10' 11" into chimney breast recess (4.09m x 3.32m)

PVC double glazed window to the front elevation, ceiling light point, two wall mounted light points, double panel radiator and a carpeted floor.

## LIVING ROOM 20' 4" x 10' 10" (6.19m x 3.30m)

PVC double glazed door with adjacent PVC double glazed windows to the rear elevation giving access to the rear garden, two ceiling light points, ceiling coving, gas fire with a stone effect back and hearth and a wooden fire surround, double panel radiator, single panel radiator and a carpeted floor.

## BREAKFAST KITCHEN 15' 9" x 6' 7" (4.80m x 2.01m)

PVC double glazed window to the rear elevation, two ceiling strip light fittings, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to two sides to include a breakfast bar, single panel radiator, floor to ceiling tiling, double bowl stainless steel sink unit with mixer tap, space and plumbing for a dishwasher, space for an upright fridge freezer, an space for an electric oven, stainless steeled cook hood with light and grease filter, ceramic tiled floor an open door an under stairs store having a wall mounted light and housing the electricity meter and the electricity consumer unit and a door to the garage.

## GARAGE 23' 9" x 6' 8" (7.23m x 2.03m)

Up an over metal door to the front elevation, wooden door to the rear elevation, ceiling strip light fitting, plumbing for an automatic washing machine and door to a downstairs W/C.

## DOWNSTAIRS W/C

Wall mounted light point, low level W/C and a wall mounted combi gas fired central heating boiler.



## FIRST FLOOR LANDING

A split level landing with two ceiling light points, a carpeted floor and doors to four bedrooms, bathroom, shower room and an airing cupboard/store cupboard.

## BEDROOM ONE 13' 11" x 10' 5" (4.24m x 3.17m)

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

## BEDROOM TWO 11' 11" x 10' 5" into chimney breast recess (3.63m x 3.17m)

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

## BEDROOM THREE 12' 1" x 6' 1" (3.68m x 1.85m)

A double glazed window to the front elevation, ceiling light point, double panel radiator, carpeted floor and door to a built in wardrobe having hanging rail and shelf.

## BEDROOM FOUR 7' 11" x 7' 1" (2.41m x 2.16m)

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

## BATHROOM 7' 10" x 7' 1" (2.39m x 2.16m)

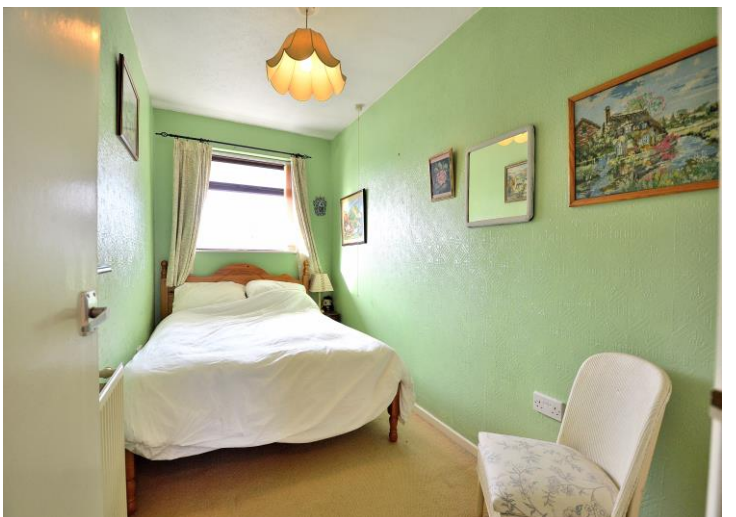
PVC double glazed obscured glass window to the rear elevation, ceiling light point, wall mounted extractor fan, loft access point, corner bath with mixer tap and shower connection, good size separate shower cubicle with a thermostatically controlled bar shower, pedestal wash hand basin, low level W/C, single panel radiator, floor to ceiling tiled splash backs and a ceramic tiled floor.

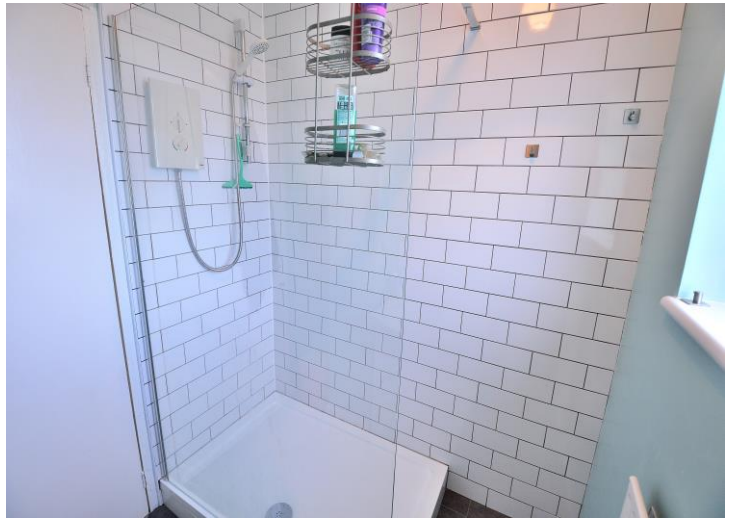
## SHOWER ROOM 5' 9" x 6' 1" (1.75m x 1.85m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, a walk in shower with electric shower and floor to ceiling tiled splash backs, vanity wash hand basin with a double door cupboard below, a monobloc tap and tiled splash backs, low level W/C, single panel radiator and a ceramic tiled floor.

## BACK GARDEN

Fencing to boundaries, patio area, path and steps to a lawn having retaining brick wall, planted and gravelled beds and borders, shaped semi circular brick built raised bed, two timber garden sheds an outside wall mounted security light and a garden tap.

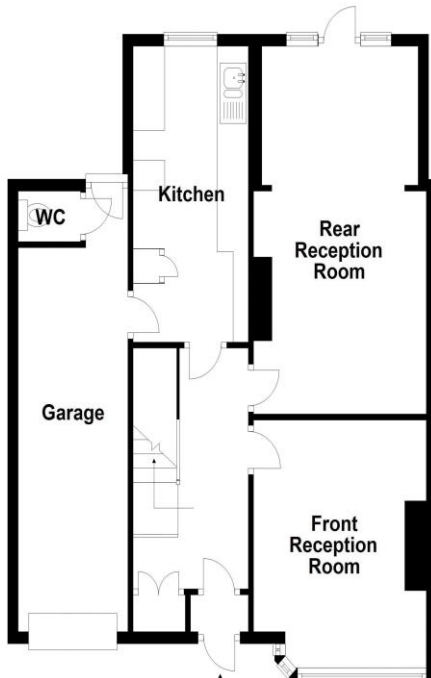




## 200 Lindsworth Road, Kings Norton, B30 3SB

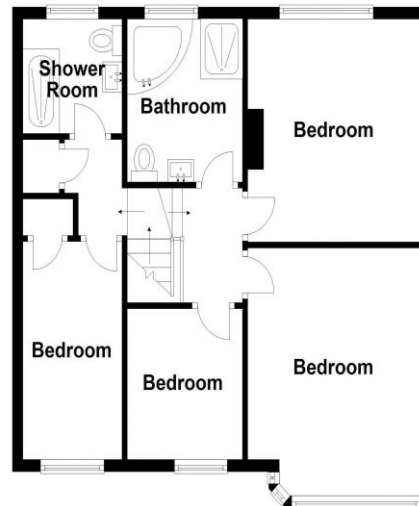
### Ground Floor

Approx. 71.6 sq. metres (770.4 sq. feet)



### First Floor

Approx. 57.0 sq. metres (613.8 sq. feet)



Total area: approx. 128.6 sq. metres (1384.2 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:-** C

**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.