

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



397 ALCESTER ROAD SOUTH
KINGS HEATH
BIRMINGHAM
B14 6ES

GUIDE PRICE £165,000

A nicely presented first floor maisonette, close to local shops, amenities and bus routes. The maisonette comprises: hall, lounge, kitchen, two bedrooms and a bathroom. There is PVC double glazing, wall mounted electric heaters and a night storage heater in the hall. Outside there is a garage in a separate block, the garage is in a gated area off Wynfield Gardens. The property is being sold with NO UPWARD CHAIN.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

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FRONT

Set back from the road, a shared path leading to an entrance porch, sliding patio door, ceramic tile floor, and a PVC door giving access to a storage area, and a PVC glazed front entrance door leads into the stairs lobby.

STAIRS LOBBY

Ceiling light point, handrail, and stairs to the hall.

HALL

Wooden panelled doors with top lights above to the lounge, bedrooms, bathroom, and a storage cupboard housing a hot water cylinder.

LOUNGE 16' 5" x 11' 3" (5.00m x 3.43m)

A nice size and well proportioned room. PVC double glazed window to the front elevation; two ceiling mounted light points, wall mounted electric heater, wooden fire surround with a back and hearth, an electric fire, and a TV aerial connection point; a wooden and glazed door with a top light above leads to the kitchen.

KITCHEN 8' 8" x 8' 5" (2.64m x 2.56m)

PVC double glazed window to rear elevation; ceiling mounted electric strip light, wall mounted cupboards, floor mounted cupboards and drawers, fridge / freezer, automatic washing machine, under cupboard lighting, electric cooker with a cooker hood with a light / extractor fan above, stainless steel single bowl single drainer sink unit with a monobloc tap, tiled splash backs, and a wall mounted water heater control unit.

BEDROOM ONE 13' 10" excl. door reveal x 9' 7" (4.21m x 2.92m)

A good size and well proportioned room having a UPVC double glazed window to the front elevation; two ceiling light points, wooden door giving access to a good size STORAGE CUPBOARD 4' 1" x 6' 6" (1.24m x 1.98m), and a ceiling light point.

BEDROOM TWO 6' 9" excl. door reveal x 9' 7" (2.06m x 2.92m)

UPVC double glazed window to the rear elevation, and a ceiling light point.

BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m)

A well presented bathroom. UPVC double glazed obscured glass window to the rear elevation; ceiling mounted spot light fitting, wall mounted ladder style towel rail / radiator, full wall height ceramic tiling, wall mounted mirror and light, electric shower point, cupboard with shelving, low level WC, pedestal wash hand basin, bath with a panelled side, and a mixer shower tap unit.



GARAGE 17' 6" x 8' 1" (5.33m x 2.46m)

The garage is located off Wynfield Gardens. The garage is numbered 397, and has a metal up and over door.

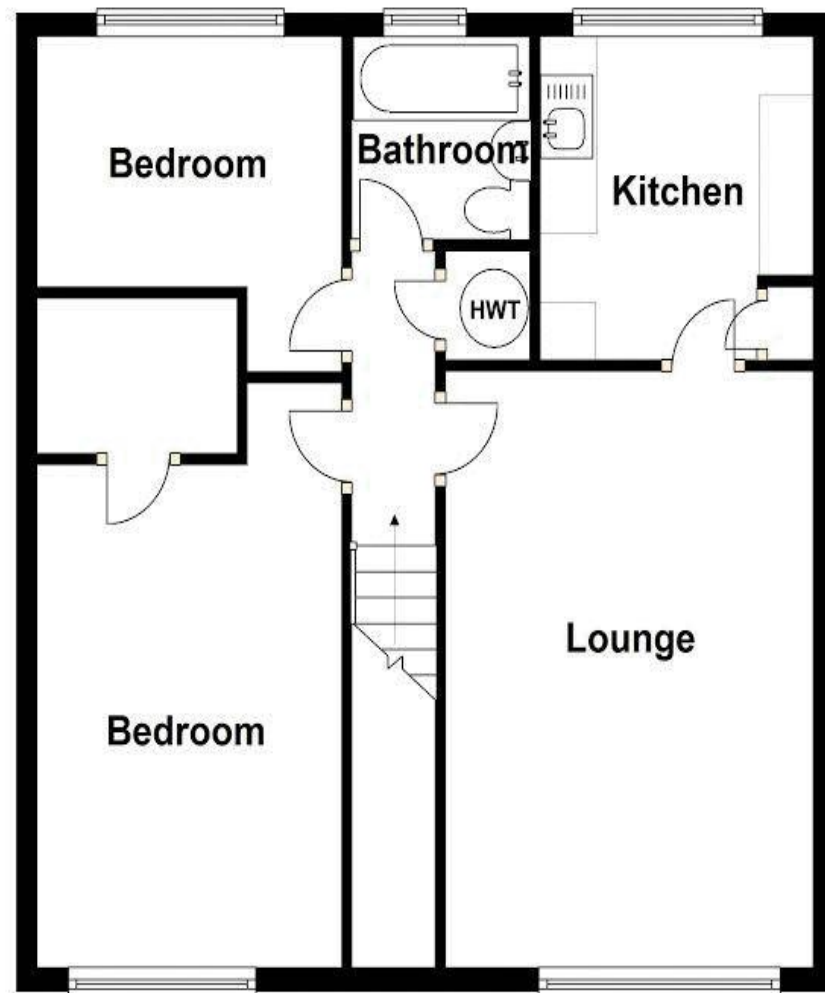
TENURE

The property is leasehold. The lease term is 99 years from 29 September 2010. The ground rent is £64 per annum. The service charge is £156.00 per annum.





**397 Alcester Road South,
Kings Heath, B14 6ES**



Total area: approx. 55.0 sq. metres (591.9 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.

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.

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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.