

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



90 BRANDWOOD ROAD  
KINGS HEATH  
BIRMINGHAM  
B14 6BT

**GUIDE PRICE £315,000**

A well presented 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: hall, living room, dining room with a pvc door opening to the back garden, fitted kitchen; upstairs there are three size bedrooms, and a bathroom. The house has PVC double glazing and gas fired central heating. Outside, there is driveway parking at the front and there is a pleasant garden at the back.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

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## FRONT

A dropped curb gives access to a gravelled driveway, there is path to a wooden gate at the side of the property giving access to the rear garden canopy porch and a wooden and glazed door gives access to the hall.

## HALL

Ceiling light point, ceiling coving, wooden panelling to dado rail height, single panel radiator, carpeted stairs with handrail and decorative spindles and ballast race, wood effect floor and doors to the living room, dining room, kitchen and an understairs store.

## LIVING ROOM 13' 10" into bay window x 11' 8" (4.21m x 3.55m)

A PVC double glazed bay window to the front elevation with a built in window seat, ceiling coving, picture rail, wooden fire surround with a capped gas fire and a tiled back and hearth, single panel radiator and a carpeted floor.

## DINING ROOM 11' 10" x 10' 7" max (3.60m x 3.22m)

PVC double glazed door with adjacent PVC double glazed side panels and PVC double glazed top lights above, ceiling light point, ceiling coving, picture rail, single panel radiator, stripped wooden floor and an inset gas fire (the gas fire has been capped) with stone effect hearth and a decorative fire surround.

## KITCHEN 14' 11" max x 6' 11" max (4.54m x 2.11m)

PVC double glazed windows to the side and rear elevations, ceiling spot light fittings, floor mounted cupboards and drawers, worksurfaces to three sides, a round stainless steel sink with mixer tap, tiled splash backs, freestanding Hotpoint gas cooker, space and plumbing for a washing machine, space for an upright fridge freezer, space for a tumble dryer, single panel radiator, tiled floor and door to the side elevation giving access to the rear garden.



## FIRST FLOOR LANDING

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

## BEDROOM ONE 14' 4" into bay x 11' 8" (4.37m x 3.55m)

PVC double glazed bay window to the front elevation, ceiling light point, ceiling coving, picture rail, decorative fireplace with hearth, single panel radiator and a wooden floor.

## BEDROOM TWO 11' 11" max x 10' 7" (3.63m x 3.22m)

PVC double glazed window to the rear elevation, ceiling light point, ceiling coving, picture rail, decorative fireplace, single panel radiator and a wood effect laminate floor.

## BEDROOM THREE 8' 2" x 5' 10" (2.49m x 1.78m)

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

## BATHROOM 8' 6" x 6' 10" (2.59m x 2.08m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, wall mounted combi gas fired central heating boiler, single panel radiator, vinyl floor, bath with panelled side and electric shower above, tiled splash backs, pedestal wash hand basin and a low level W/C.

## BACK GARDEN

Fencing and hedging to boundaries, lawn, paved patio area with path which leads to an additional patio area and lawn area, shaped and planted borders. Path down the side of the property giving access to the front.

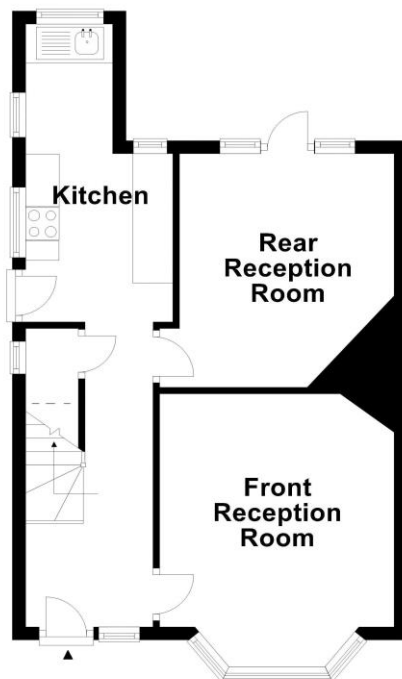




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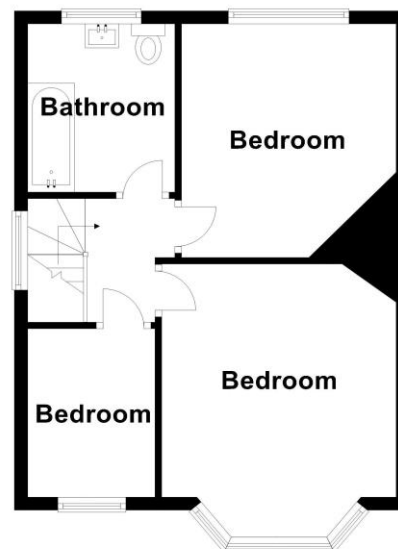
## Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



## First Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



Total area: approx. 85.3 sq. metres (918.0 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.