

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



58 ASHBURTON ROAD  
KINGS HEATH  
BIRMINGHAM  
B14 6JB

**GUIDE PRICE £465,000**

An extended and nicely presented four bedroom link detached house, situated in a popular area close to King Edward VI Camp Hill Schools, Colmore Junior, Infant & Nursery Schools, Woodthorpe Junior and Allens Croft Primary Schools. The property comprises: porch, hall, living room / dining room, lounge, a modern fitted breakfast kitchen, downstairs WC and a utility room; upstairs there are four well proportioned bedrooms - bedroom one has an en suite shower room and a modern fitted bathroom. The house has PVC double glazing and combi gas fired central heating. Outside there is driveway parking at the front and there is a sizeable south west facing back garden with a good size office/workshop. The property offers superb views across South Birmingham from the back of the house. Viewing is essential to fully appreciate this lovely home.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

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## FRONT

A dropped curb gives access to a block paved driveway, fencing and hedging to side boundaries, aco drainage, an electric garage door and a PVC double glazed sliding door gives access to the porch.

## PORCH

A wooden and glazed door gives access to the hall.

## HALL

Ceiling light point, single panel radiator, carpeted floor, carpeted stairs with handrail to the first floor landing and doors to the living room, breakfast kitchen and an under stairs store.

## LIVING ROOM 23' 1" x 10' 4" max (7.03m x 3.15m)

PVC double glazed window to the front elevation and a PVC double glazed sliding door to the rear elevation, two ceiling light points, ceiling coving, designer style radiator, wall mounted electric fire, carpeted floor and door to the lounge.

## LOUNGE 14' 2" x 12' 1" (4.31m x 3.68m)

PVC double glazed sliding door to the rear elevation, two ceiling light points, a single panel radiator, carpeted floor and door to a downstairs W/C.

## DOWNSTAIRS W/C 3' 8" x 5' 11" (1.12m x 1.80m)

PVC double glazed obscured glass window to the front elevation, ceiling light point, wall mounted extractor fan, low level W/C, pedestal wash hand basin with tiled splash backs, single panel radiator and a tiled floor.

## BREAKFAST KITCHEN 10' 5" max x 13' 8" (3.17m x 4.16m)

PVC double glazed windows and a PVC double glazed door to the rear elevation giving access to the rear garden, ceiling spot light fittings, wall mounted cupboards, floor mounted cupboards and doors, worksurfaces to four sides including a breakfast bar, one and a half bowl single drainer sink unit with mixer tap, space for a range cooker with a stainless steel cooker hood with light and grease filter and glass splash back, space and plumbing for a dishwasher, space for a double door fridge freezer, panel style designer radiator, wood effect laminate floor and doors to an under stairs store and the utility room.

## UTILITY ROOM 4' 4" x 6' 11" (1.32m x 2.11m)

Ceiling light point, single panel radiator, wall mounted cupboard, worksurface, space and plumbing for an automatic washing machine, space for a tumble dryer, wood effect laminate floor and door to the garage.

## FIRST FLOOR LANDING

PVC double glazed obscured glass window to the side elevation, two ceiling light points, loft access point, carpeted floor and doors to four bedrooms and the bathroom.

## BEDROOM ONE 11' 7" excluding door reveal x 12' 0" (3.53m x 3.65m)

PVC double glazed windows to the rear elevation, two ceiling light points, loft access point, a single panel radiator, a carpeted floor and door to an ensuite shower room.





**EN SUITE SHOWER ROOM 4' 8" x 5' 9" (1.42m x 1.75m)**

PVC double glazed obscured glass window to the front elevation, ceiling light point, wall mounted extractor fan, shower cubicle with a thermostatically controlled bar shower and tiled splash backs, a low level W/C, vanity wash hand basin with mixer tap, drawers below and a mirror with light above and a vinyl floor.

**BEDROOM TWO 10' 6" x 10' 6" max (3.20m x 3.20m)**

PVC double glazed window to the rear elevation, ceiling light point, single panel radiator, wood effect laminate floor and a fitted double door wardrobe with two double door top boxes, shelf and a bed side table.

**BEDROOM THREE 9' 8" x 10' 4" (2.94m x 3.15m)**

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

**BEDROOM FOUR 7' 11" x 5' 11" (2.41m x 1.80m)**

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

**BATHROOM 8' 1" max x 5' 9" (2.46m x 1.75m)**

PVC double glazed obscured glass window to the rear elevation, ceiling light point, ceiling mounted extractor fan, bath with panelled side, mixer tap bath fill, thermostatically controlled shower and a concertina glass splash screen, low level W/C, vanity wash hand basin with mixer tap, cupboards and drawers below and a mirror with lights above, floor to ceiling tiling, ladder style towel radiator, double doors to a built in cupboard which houses the combi gas fired central heating boiler and a wood effect laminate floor.

**BACK GARDEN**

Fencing and hedging to boundaries, sized decking area with steps down to a sizeable lawn with timber garden shed, wall mounted light points, outside garden tap and door to an office/workshop.

**OFFICE / WORKSHOP 7' 11" x 11' 5" (2.41m x 3.48m)**

PVC double glazed window, two ceiling light points and electricity power points.

**GARAGE 12' 4" x 7' 5" (3.76m x 2.26m)**

Ceiling strip light fitting, an electric roller shutter style garage door to the front elevation, wall mounted electricity meter, wall mounted electricity consumer unit and a wall mounted gas meter.



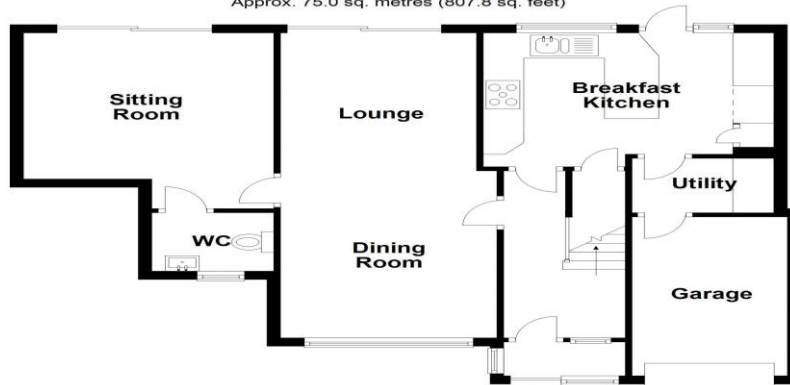




## 58 Ashburton Road, Kings Heath, B14 6JB

### Ground Floor

Approx. 75.0 sq. metres (807.8 sq. feet)



### First Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



Total area: approx. 129.7 sq. metres (1396.2 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:-** 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.