

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



59 MIDDLETON ROAD  
KINGS HEATH  
BIRMINGHAM  
B14 7HX

**GUIDE PRICE £315,000**

A good size Victorian style terrace house having three bedrooms situated close to some excellent infant, junior and senior schools and within walking distance to Kings Heath High Street shops. The property comprises: living room, dining room, kitchen, inner lobby, a downstairs bathroom; there are two bedrooms and an upstairs W/C on the first floor and bedroom three is on the second floor. The house has PVC double glazing and combi gas fired central heating. Outside, there is a small garden to the front and there is a large back garden with garage to the rear accessed via a driveway which is situated between number 37 & 39 Middleton Road.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

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## FRONT

Low level brick wall to front and side boundaries, a wooden gate gives access to a paved front garden with step up to a wooden front entrance door which gives access to the hall.

## HALL

Ceiling light point, ceiling coving, a single panel radiator, a tiled floor and doors to the dining room, living room and under stairs store.

## DINING ROOM 11' 6" into bay x 10' 2" into chimney breast recess (3.50m x 3.10m)

PVC double glazed bay window to the front elevation, ceiling light point, ceiling rose, floor mounted cupboards housing the gas meter, the electricity meter and electricity consumer unit, a double panel radiator, a decorative fire place with tiled back and hearth and a painted wooden surround and a wood effect laminate floor.

## LIVING ROOM 11' 7" x 13' 7" into chimney breast recess (3.53m x 4.14m)

PVC double glazed double doors with top light above to the rear elevation giving access to the rear garden, ceiling light point, ceiling rose, ceiling coving, a double panel radiator, a gas fire with tiled hearth and painted wooden surround, a wood effect laminate floor and doors to the kitchen and stairs.

## KITCHEN 14' 0" x 6' 4" (4.26m x 1.93m)

PVC double glazed window to the side elevation, ceiling light point, wall mounted cupboards, floor mounted cupboards and drawers, work surfaces to two sides, stainless steel one and a half bowl single drainer sink unit with mixer tap, tiled splash backs, space for a gas cooker, space for and upright fridge freezer, space for a larder fridge, space and plumbing for an automatic washing machine, space for a tumble dryer, a single panel radiator, a tiled floor and open door to an inner lobby.

## INNER LOBBY

Ceiling light point, built in double door cupboard with top box above, a tiled vinyl floor and doors to the downstairs bathroom and outside porch.

## DOWNSTAIRS BATHROOM 6' 0" x 6' 5" (1.83m x 1.95m)

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



## FIRST FLOOR LANDING

Two ceiling light points, a carpeted floor and doors to two bedrooms, W/C and second floor staircase.

## BEDROOM ONE 10' 6" x 15' 5" into chimney breast recess (3.20m x 4.70m)

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

## BEDROOM TWO 12' 0" x 9' 6" (3.65m x 2.89m)

PVC double glazed window to the rear elevation, ceiling light point, ceiling coving, a double panel radiator, built in double door wardrobe with top boxes above and a wood effect laminate floor.

## UPSTAIRS W/C 6' 10" x 2' 7" (2.08m x 0.79m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, a wall mounted wash hand basin, a low level W/C, a vinyl floor and door to a built in understairs storage cupboard.

## BEDROOM THREE 16' 5" max into wardrobe x 15' 5" max including stairs (5.00m x 4.70m)

Roof light to the rear elevation, ceiling light point, a double panel radiator, two double door built in wardrobes and a carpeted floor.

## GARDEN PORCH

PVC double glazed panels and a PVC double glazed door gives access to the garden.

## BACK GARDEN

Fencing to boundaries, gate in one side boundary giving access to the shared side tunnel entrance, borders planted with a variety of well established and mature shrubs and trees, paved patio area, timber garden shed, a super sized lawn with path down one side boundary giving access to a rear patio area, door to the garage. The garage can be accessed from a shared driveway on Middleton Road accessed between number 37 & 39.



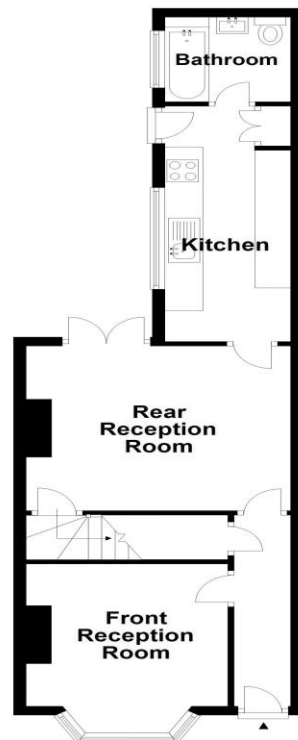




## 59 Middleton Road, Kings Heath, B14 7HX

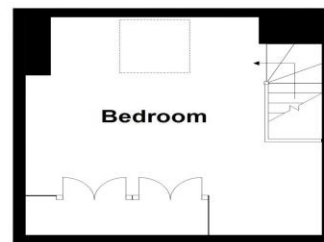
### Ground Floor

Approx. 49.8 sq. metres (535.8 sq. feet)



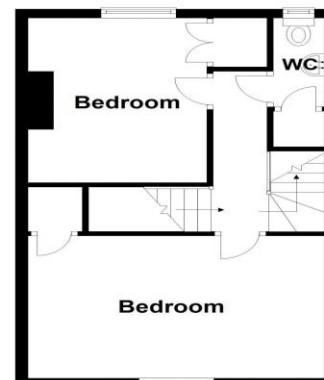
### Second Floor

Approx. 23.0 sq. metres (248.1 sq. feet)



### First Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



Total area: approx. 110.9 sq. metres (1193.9 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.

**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](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.