

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



84 DRAYTON ROAD
KINGS HEATH
BIRMINGHAM
B14 7LR

GUIDE PRICE £425,000

An above average size and very well presented four bedroom Victorian style terrace house, well located for access to local schools and Kings Heath High Street shops and amenities. The property comprises: porch, hall, lounge, living room - open to a modern fitted dining kitchen which offers a view across the south facing back garden; open to a garden; on the first floor there are three bedrooms with bedroom two at front over 16 feet wide and a bathroom; and on the second floor there is a super sized loft conversion master bedroom with roof lights to the front a dormer window to the rear, the loft conversion has an en suite WC which could easily be adapted to include a shower enclosure or bath. The house has double glazing and combi gas fired central heating. There is a front garden and there is a well stocked south facing back garden.



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FRONT

Brick walls to the front and one side boundary, fencing to the other side boundary, a wooden gate gives access to a front garden. A wooden and glazed door with top light above gives access to the hall.

HALL

Ceiling light point, doors to the lounge and living room and carpeted stairs with handrail to the first floor landing.

LOUNGE 13' 1" x 11' 2" into chimney breast recess (3.98m x 3.40m)

PVC double glazed bay window to the front elevation, ceiling light point, single panel radiator, two double door cupboards built in to the chimney breast recesses, wall mounted fire and a carpeted floor.

LIVING ROOM 11' 1" x 11' 6" into chimney breast recess (3.38m x 3.50m)

PVC double glazed window to the rear elevation, ceiling light point, opening within the chimney breast recess (please note the wood burning stove is not included within the sale of the property), carpeted floor, small door to understairs storage and an open door way to the dining kitchen.

DINING KITCHEN 18' 5" x 8' 5" (5.61m x 2.56m)

Two PVC double glazed window to the side elevation and wooden framed double glazed double doors to the rear elevation giving access to the garden, ceiling spot light fittings, wall mounted cupboards, floor mounted cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, work surfaces to two sides, tiled splash backs, and integrated 6 ring gas hob with electric oven below and a stainless steel and glass cooker hood with light and grease filter above, space and plumbing for a dishwasher, space for an upright fridge freezer, single panel radiator, built in cupboard housing the combi gas fired central heating boiler and a wood effect laminate floor.

FIRST FLOOR LANDING

Ceiling light point, doors to three bedrooms, and the bathroom, carpeted floor and carpeted stairs with handrail and ceiling light point and door give access to the master bedroom/loft conversion.

BEDROOM ONE 11' 3" x 16' 9" into chimney breast recess (3.43m x 5.10m)

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



BEDROOM TWO 11' 2" x 10' 6" into chimney breast recess (3.40m x 3.20m)

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

BEDROOM THREE 7' 8" x 8' 6" (2.34m x 2.59m)

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

BATHROOM 9' 8" x 5' 2" (2.94m x 1.57m)

PVC double glazed obscured glass window to the side elevation, ceiling light point, wall mounted extractor fan, 'L' shaped bath with a mixer tap bath filler, thermostatically controlled bar shower and glass splash screen, tiled splash backs, close coupled W/C. - vanity wash hand basin with a monobloc tap, cupboard below, tiled splash backs and wall mounted mirror above, ladder style towel radiator and a tiled floor.

MASTER BEDROOM - LOFT CONVERSION 17' 8" x 13' 1" max (5.38m x 3.98m)

PVC double glazed window to the rear elevation and two roof lights to the front elevation, ceiling spot light fittings, single panel radiator, carpeted floor and door to an ensuite W/C.

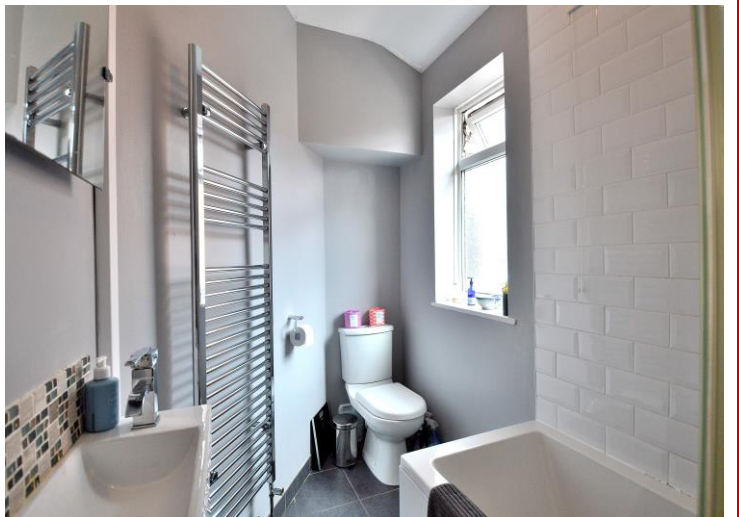
W/C 6' 0" x 4' 2" max (1.83m x 1.27m)

Ceiling light point, close coupled W/C, wash hand basin with a monobloc tap and cupboard below, wall mounted mirrored cupboard and a carpeted floor.

BACK GARDEN

Fencing to boundaries, gate in one side boundary giving access to the shared side tunnel entrance, paved patio area, lawn, timber garden shed and well established planted beds and borders.







84 Drayton Road, Kings Heath, B14 7LR

Ground Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



Second Floor

Approx. 27.5 sq. metres (295.9 sq. feet)



Total area: approx. 127.0 sq. metres (1367.1 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 In order to ensure our continued compliance with data protection and privacy laws, we may update the Privacy Policy from time to time.