

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



12 ASHBROOK ROAD  
STIRCHLEY  
BIRMINGHAM  
B30 2XG

**OFFERS OVER £250,000**

A well presented two bedroom mid town house in a popular area close to Highbury & Kings Heath Parks, Moor Green Primary Academy, St Edward's Catholic Primary School, Selly Park Girls' School and King Edward VI Camp Hill Schools. The property briefly comprises: porch, stairs lobby, living room, and a modern fitted breakfast kitchen, conservatory and a utility / downstairs WC; upstairs there are two double bedrooms and a modern fitted bathroom. The house has PVC double glazing and combi gas fired central heating. Outside, at the front there is driveway parking and there is an east facing back garden. The house is being sold with the benefit of NO UPWARD CHAIN.



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## FRONT

A dropped curb gives access to a block paved front driveway, hedging to inside boundary and handrail to the other side boundary, paved path gives access to a gate to the shared side tunnel entrance and a PVC double glazed door gives access to the porch.

## PORCH

Door gives access to the stairs lobby.

## STAIRS LOBBY

Ceiling light point, carpeted stairs to the first floor landing and door to the living room.

## LIVING ROOM 17' 0" into bay window x 12' 0" into chimney breast recess (5.19m x 3.66m)

PVC double glazed bay window to the front elevation, ceiling light point, single panel radiator, an inset gas fired with brick surround and a black granite effect hearth, wood effect laminate floor and doors to an understairs store and the kitchen.

## KITCHEN 9' 4" x 9' 1" (2.84m x 2.77m)

PVC double glazed window and a PVC double glazed door to the rear elevation giving access to the conservatory, ceiling spot light fittings, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to three sides to include a breakfast bar, tiled splash backs, stainless steel one and a half bowl single drainer sink unit with mixer tap, an integrated four ring electric hob with a stainless steel and glass cooker hood with light and grease filter above, an integrated electric oven and grill and a laminate floor.

## CONSERVATORY 9' 3" x 13' 4" (2.83m x 4.06m)

PVC double glazed double doors with adjacent PVC double glazed windows to the rear elevation and a wood effect laminate floor.

## UTILITY 6' 2" x 5' 7" (1.87m x 1.69m)

PVC double glazed window to the rear elevation, ceiling light point, cupboard housing the combi gas fired central heating boiler, space and plumbing for an automatic washing machine, close coupled W/C, wash hand basin and a laminate.





**BEDROOM ONE 10' 11" x 17' 3" max (3.34m x 5.27m)**

PVC double glazed window to the front elevation, ceiling light point, single panel radiator, door to a built in storage cupboard and a wood effect laminate floor.

**BEDROOM TWO 12' 8" x 9' 5" (3.85m x 2.87m)**

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

**BATHROOM 6' 8" x 7' 5" (2.03m x 2.27m)**

PVC double glazed obscured glass window to the rear elevation, ceiling light point, wall mounted extractor fan, bath with panelled side and a mixer tap bath filler with shower connection, separate shower cubicle with a thermostatically controlled double headed bar shower, vanity wash hand basin with a monobloc tap and a double door cupboard below, a close coupled W/C, ladder style towel radiator, the walls are clad in marble effect shower board and a vinyl floor.

**BACK GARDEN**

A fully paved back garden with fencing to boundaries and a timber garden shed.

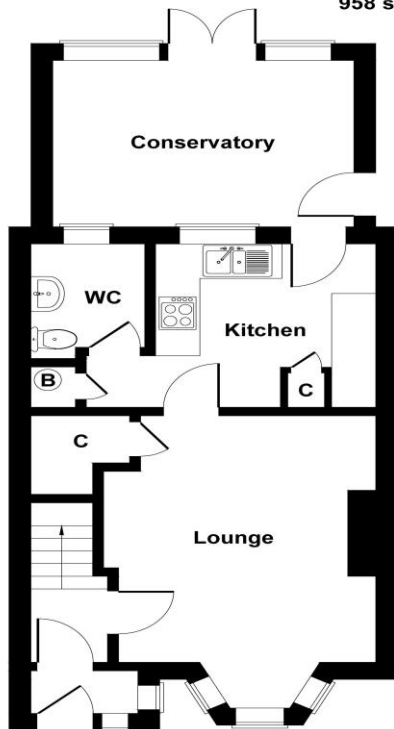




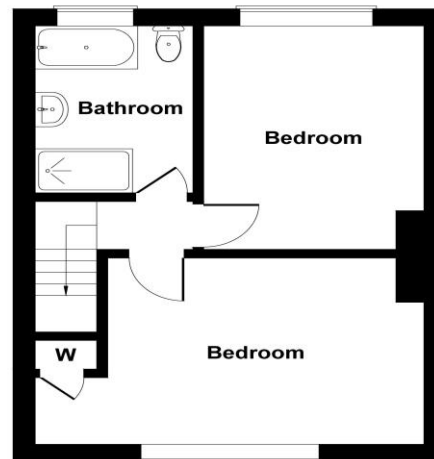


## 12 Ashbrook Road Stirchley B30 2XG

Approximate Gross Internal Area  
958 sq ft - 89 sq m



**Ground Floor**  
Approx. Floor  
Area 538 Sq.Ft  
(50 Sq.M.)



**First Floor**  
Approx. Floor  
Area 420 Sq.Ft  
(39 Sq.M.)

Not to Scale. Produced by The Plan Portal 2024  
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.