

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



127 MONYHULL HALL ROAD
KINGS NORTON
BIRMINGHAM
B30 3QG

OFFERS OVER £475,000

A very well presented 4 bedroom detached property that is set well back from the road and conveniently located within a short distance of the parade of shops on Monyhull Hall Road / Lindsworth Approach. The property has been extended to include a first floor side extension and a single storey rear extension and comprises: porch, a wonderful entrance hall, lounge, an excellent dining kitchen with bi folding doors opening to the back garden, living room - the living room is open to the dining kitchen and can also be accessed from the hall, utility / storage area giving access to a downstairs WC and the integral garage; upstairs there are four bedrooms with the master bedroom having an en-suite shower room, and a large family bathroom. The house PVC double glazed windows, combi gas fired central heating and underfloor heating in part on the ground floor. Outside there is ample driveway parking at the front and there is an excellent, well stocked back garden. The property has been thoughtfully extended and updated by the Vendors and viewing is essential to fully appreciate this lovely home.



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FRONT

The property is set back from the road via a tarmac driveway with turning point / additional parking area, hedging, fencing and plated borders to boundaries, good sized lawn, wooden and glazed double doors give access to the garage and a PVC double glazed door gives access to the porch.

PORCH

A wooden and stain glass door gives access to the porch.

HALL

A spacious hall with two ceiling light points, two radiators, wood effect floor, carpeted stairs with handrail to the first floor landing, doors to the lounge, living room, and utility, there is a double door opening to the dining kitchen.

LOUNGE 14' 4" x 11' 5" (4.38m x 3.47m)

PVC double glazed bay window to the front elevation, ceiling light point, ceiling cornice, single panel radiator, gas fire with black granite effect hearth, decorative wooden surround and a carpeted floor.

LIVING ROOM 11' 10" up to slight recess x 11' 8" (3.60m x 3.56m)

Open to the dining kitchen. Ceiling light point, wall mounted light points, cast iron fire place with decorative tiled back, black granite effect hearth, decorative wooden surround and a carpeted floor.

DINING KITCHEN DINING KITCHEN 14' 1" x 25' 3" (4.30m x 7.69m) x KITCHEN/LOUNGE MEASUREMENTS 27' 0" x 25' 3" (8.22m x 7.69m)

An excellent sized room which is open to the living room making a super dining / living / kitchen space having a PVC double glazed window to the rear elevation, double glazed bifolding doors to the rear elevation giving access to the back garden, two 'Fakro' roof lights, ceiling spot light fittings, wall mounted cupboards, floor mounted cupboards and drawers, work surfaces to three sides, tiled splash backs, stainless steel one and a half bowl single drainer sink unit with mixer tap, space for a range cooker, cooker hood with light and grease filter, space and plumbing for a dishwasher, space for an upright fridge freezer and a wood effect floor.

UTILITY AREA L SHAPED 17' 7" max x 7' 2" max (5.37m x 2.18m)

PVC double glazed door and window to the side elevation, ceiling light point, wall mounted cupboards, floor mounted cupboards with work surface over, stainless steel single bowl and single drainer with a monobloc tap, a wall mounted combi gas fired central heating boiler, space and plumbing for a washing machine, space for a larder fridge/freezer; there are doors off to the downstairs WC and garage.



GARAGE 10' 11" x 6' 11" (3.34m x 2.10m)

Wooden and glazed doors to the front elevation, ceiling light, wall mounted electricity consumer unit, electric meter, gas meter and a work bench.

DOWNSTAIRS WC 5' 7" x 3' 4" (1.71m x 1.01m)

Ceiling light point, low level W/C, pedestal wash hand basin with a monobloc tap with tiled splash backs, radiator and a vinyl floor.

FIRST FLOOR LANDING

Ceiling light point, loft access point, window to the side elevation, wooden doors to four bedrooms and a bathroom

BEDROOM ONE 14' 5" into bay x 11' 4" (4.39m x 3.46m)

PVC double glazed bay window over looking the back garden, ceiling light point, radiator, carpeted floor and a door giving access to the ensuite shower room.

EN SUITE SHOWER ROOM 4' 4" x 4' 3" (1.32m x 1.30m)

Ceiling light point, wall mounted extractor fan, good sized shower cubicle with a thermostatically controlled bar shower, tiled splash backs, pedestal wash hand basin, low level W/C, radiator, and a tiled floor.

BEDROOM TWO 14' 11" into bay x 11' 0" (4.55m x 3.35m)

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

BEDROOM THREE 10' 11" x 6' 9" (3.34m x 2.06m)

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

BEDROOM FOUR 11' 1" including door reveal x 6' 6" (3.38m x 1.99m)

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

BATHROOM 7' 2" x 10' 7" (2.19m x 3.22m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, wall mounted extractor fan, 'P' shaped bath with mixer tap bath fill, thermostatically controlled bar shower and a glass splash screen, low level W/C, vanity wash hand basin with a monobloc tap and drawers below, tiled splash backs and a tiled floor.

BACK GARDEN

Fencing to boundaries, paved patio area, good sized lawn with retaining lower level brick wall, well established planted borders, paved path to one side of the lawn which runs the full length of the garden, outside tap, greenhouse, timber garden shed, timber 'Wendy' house, at the rear of the garden there are raised beds currently used as fruit and vegetable patches and an additional lawn area.



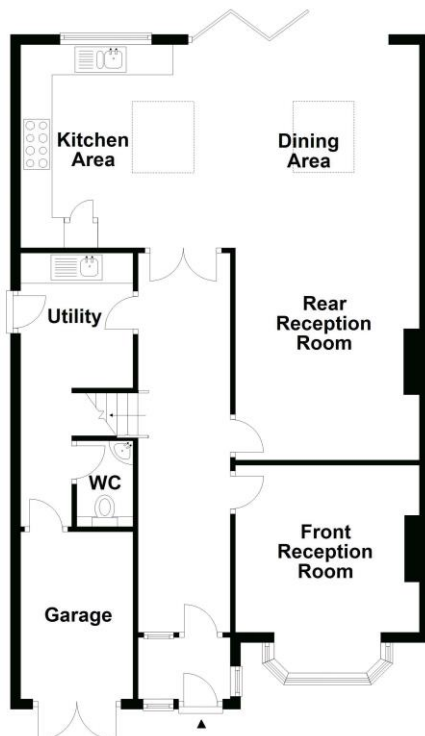




127 Monyhull Hall Road, Kings Norton, B30 3QG

Ground Floor

Approx. 97.5 sq. metres (1049.3 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.7 sq. feet)



Total area: approx. 158.4 sq. metres (1705.0 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:- E

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.