

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



7 GREENOAK CRESCENT
STIRCHLEY
BIRMINGHAM
B30 2TD

OFFERS OVER £300,000

A very well presented and extended three bedroom town house, well located for access to local shops, Highbury Park, and the regional road network along A441 Pershore Road and the A435 Alcester Road South. The property briefly comprises: stairs lobby, living room with double doors opening to an interconnecting dining room, modern fitted breakfast kitchen over looking the back garden and a downstairs shower room; upstairs there are three bedrooms with the master bedroom at the front having an en suite shower room. The house has PVC double glazing and combi gas fired central heating. Outside, there is driveway parking at the front and a landscaped back garden with a garden room.



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FRONT

A dropped curb gives access to a block paved driveway, fencing and hedging to boundaries, paved path with gate to the shared side tunnel entrance and a PVC double glazed door gives access to the porch.

PORCH

Ceiling light point, tiled floor and a PVC double glazed door gives access to the stairs lobby.

STAIRS LOBBY

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

LIVING ROOM 17' 5" into bay window x 11' 10" (5.32m x 3.60m)

PVC double glazed bay window to the front elevation, ceiling light point, wall mounted light points, ceiling cornice, a wood effect floor, single panel radiator, door to an understairs store having ceiling light point and double doors with adjacent side panels give access to the dining room.

DINING ROOM 9' 2" x 9' 7" (2.80m x 2.93m)

Two ceiling light points, ceiling cornice, double panel radiator, fitted cupboards with top boxes, wood effect floor, door to the downstairs shower room and an open doorway to the kitchen.

BREAKFAST KITCHEN 10' 4" x 12' 11" (3.15m x 3.93m)

PVC double glazed sliding patio doors to the rear elevation, giving access to the back garden and a PVC double glazed window to the side elevation, two ceiling light points, wall mounted cupboards & floor mounted cupboards and drawers, work surfaces to three sides with matching upstands, one and a half bowl single drainer sink unit, an integrated four ring gas hob with an electric oven below and a stainless steel cooker hood with light and grease filter above, an integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer and a tiled floor.

DOWNSTAIRS SHOWER ROOM 9' 1" into shower enclosure x 4' 9" (2.77m x 1.45m)

Ceiling spot light fittings, wall mounted extractor fan, good sized shower cubicle with a thermostatically controlled bar shower with double head, back to wall toilet with enclosed cistern, vanity wash hand basin with double door cupboards below and a monobloc tap, built in cupboards, ladder style towel radiator, floor to ceiling tiled splash backs and a tiled floor.



FIRST FLOOR LANDING

Ceiling light point, loft access point, carpeted floor and doors to three bedrooms.

BEDROOM ONE 10' 10" x 13' 11" max (3.30m x 4.23m)

PVC double glazed window to the front elevation, ceiling light point, single panel radiator, carpeted floor and door to the ensuite shower room.

EN SUITE SHOWER ROOM 6' 2" x 6' 0" (1.89m x 1.83m)

Ceiling light point, ceiling mounted extractor fan, corner shower unit with electric shower, close coupled W/C, surface mounted wash hand basin with a monobloc tap and built in cupboard below, shaver socket, tiled splash backs and a wood effect floor.

BEDROOM TWO 12' 10" x 9' 5" (3.90m x 2.87m)

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

BEDROOM THREE 9' 7" x 7' 6" (2.93m x 2.28m)

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

GARDEN ROOM 8' 8" x 15' 0" (2.65m x 4.57m)

PVC double glazed windows, electricity power points and a wood effect floor.

BACK GARDEN

A well stocked mature garden having fencing to boundaries, garden tap, gate to the shared side tunnel entrance, electricity power points, outside spot light fittings, security light, a paved patio area, garden pond with wooden bridge to a lawn having a path down the middle which leads to a wooden and glazed door giving access to a garden room, timber garden shed and beds and borders planted with a variety of shrubs, plants and trees.





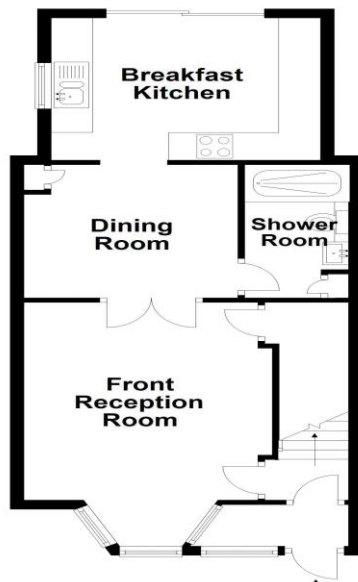
7 Greenoak Crescent, Stirchley, B30 2TD

(At rear of property)



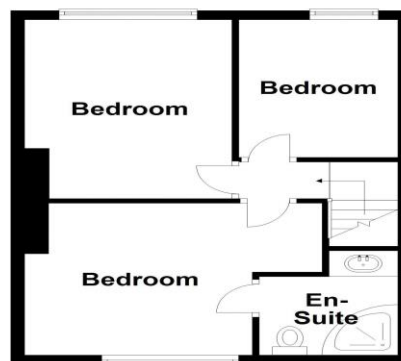
Ground Floor

Approx. 50.4 sq. metres (542.3 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Total area: approx. 89.9 sq. metres (967.4 sq. feet)
For illustration purposes only - not to scale

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.

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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.