

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



132 ADDISON ROAD
KINGS HEATH
BIRMINGHAM
B14 7EP

GUIDE PRICE £415,000

An excellent size 5 bedroom terrace house having the benefit of a 2 bedroom loft conversion, a dining kitchen, and a south facing garden. Situated in a well sought after area on the part of the road towards the junction with Portman Road, and nicely located for access to the local neighbourhood schools, and Kings Heath High Street with its shops, bars, restaurants and amenities. This family home with its well proportioned rooms and period style features comprises:- Vestibule, Hall, Dining Room, Lounge, Dining kitchen with an eight burner dual fuel range style cooker, Rear Lobby / Utility Room, and Downstairs WC. on the first floor there are 3 generous size bedrooms, and a Bathroom with as shower above the bath; on the second floor there are 2 more bedrooms each having a door to a shared en-suite shower room. The house has double glazing as specified in the particulars, and gas fired central to the ground and first floors. Outside there is a neat and fairly secluded rear garden with seating area, lawn, a good size double door timber garden shed, and a garden tool store.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB
0121 443 4343 • property@glovers.uk.com • www.glovers.uk.com

FRONT

Low level brick wall to the front and one side boundary, hedging to the other side boundary, a wrought iron gate to a paved front garden and a PVC double glazed porch door gives access to the porch.

PORCH

A wooden and glazed door with top light above gives access to the hall.

HALL

Two ceiling light points, ceiling cornice, electricity meter and consumer unit, a single panel radiator, arch with decorative corbels, doors to the dining room, lounge and dining kitchen, carpeted stairs with handrail to the first floor landing and a 'Minton' style tiled floor

DINING ROOM 14' 2" into bay x 11' 11" into chimney breast recess (4.32m x 3.64m)

PVC double glazed three sided bay window to the front elevation, ceiling light point, ceiling coving, ceiling rose, a single panel radiator, a decorative only fireplace having a period style slate fire surround with cast iron inset with quarry tiled hearth, gas meter cupboard, and a carpeted floor.

LOUNGE 13' 0" excluding under stairs recess x 12' 0" into chimney breast recess (3.97m x 3.66m)

PVC double glazed door with windows above to the rear elevation giving access to the side area and back garden, ceiling light point, ceiling rose, ceiling cornice, a single panel radiator, chimney breast arch with a quarry tiled hearth and electric fire, under stairs storage area with fitted shelves, and a carpeted floor.

DINING KITCHEN 19' 2" x 9' 3" (5.83m x 2.83m)

Two PVC double glazed windows to the side elevation, two ceiling light points, wall mounted cupboards, floor mounted cupboards and drawers, a stainless steel single bowl single drainer sink unit with mixer tap, an eight burner dual fuel range style cooker with cooker hood having light and grease filter above and tiled splash back, space for an upright fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, a floor mounted gas central heating boiler and a wooden, and glazed door to the utility room.

UTILITY ROOM 7' 9" x 7' 7" (2.35m x 2.32m)

Window and a wooden and glazed stable door to the side elevation, ceiling light point, space and venting for a tumble dryer, space for a chest freezer, wall mounted cupboard, roof space access point, a quarry tiled floor and a concertina door to the downstairs W/C.



D/STRS TOILET 7' 1" x 3' 3" (2.17m x 0.99m)

Double glazed window to the side elevation, ceiling light point, a low level W/C and a wall mounted wash hand basin.

FIRST FLOOR LANDING

Two ceiling light points, staircase with wooden newel posts, spindles and handrail to the second floor landing, a single panel radiator, a carpeted floor, and doors to three bedrooms and the bathroom.

BEDROOM 1 15' 6" into chimney breast recess x 12' 4" (4.72m x 3.75m)

A well proportioned room with two PVC double glazed windows to the front elevation, ceiling light point, a single panel radiator, an original style cast iron fire surround with tiled back and hearth, and a carpeted floor.

BEDROOM 2 12' 5" into chimney breast recess x 10' 6" (3.78m x 3.19m)

PVC double glazed window to the rear elevation, ceiling light point, a single panel radiator, an original style cast iron fire surround, shelves fitted within one chimney breast recess, and a carpeted floor.

BEDROOM 3 including airing cupboard: 11' 0" x 9' 5" (3.36m x 2.87m)

PVC double glazed window to the rear elevation, ceiling light point, built in airing cupboard / store cupboard housing the hot water cylinder, central heating radiator, and a carpeted floor.

BATHROOM 8' 0" x 6' 2" (2.45m x 1.89m)

PVC double glazed obscured glass window to the side elevation, ceiling light point, bath with panelled sides and a thermostatically controlled shower above and tiled splash backs, pedestal wash hand basin, a close coupled W/C and a single panel radiator.

SECOND FLOOR LANDING

Roof light to front roof pitch and doors to two bedrooms.

BEDROOM 4 15' 4" max into recess x 11' 8" (4.68m x 3.55m)

Double glazed 'Velux' roof light with integral blind to front roof pitch, ceiling light point, wood effect laminate floor and door to an en-suite shower room shared with bedroom 5.

BEDROOM 5 15' 4" x 6' 9" (4.67m x 2.05m)

An under eaves room; double glazed roof light with integral blind, ceiling light point, hatch to an under eaves storage area, a carpeted floor, and door to the en-suite shower room shared with bedroom 4.

EN-SUITE SHOWER ROOM excluding door reveal:- 7' 3" x 5' 10" (2.22m x 1.77m)

Accessed from both bedrooms four & five having a double glazed roof light to the front elevation, ceiling





132 Addison Road Kings Heath B14 7EP

Approximate Gross Internal Area
1756 sq ft - 163 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. Viewers will need to supply and wear a face covering and will have to observe the published guidelines for social distancing, and hand sanitizing.

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.