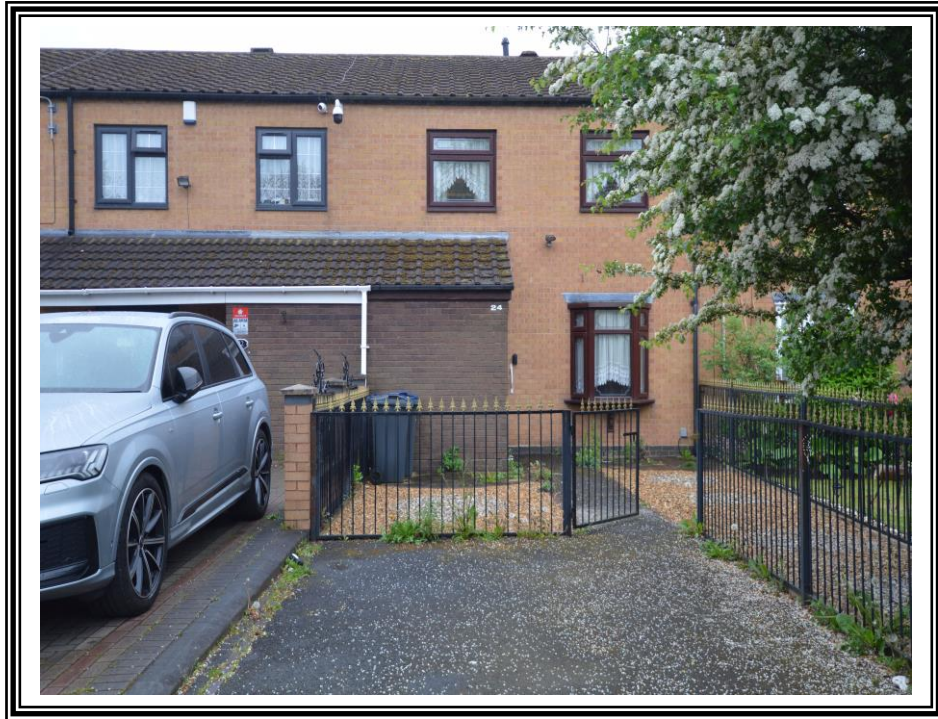


RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



24 LAXFORD CLOSE  
BALSALL HEATH  
BIRMINGHAM  
B12 9TA

**GUIDE PRICE £230,000**

A spacious three bedroom end town house located in a popular area, close to local shops, bus routes, and Birmingham City Centre. The property briefly comprises: porch, hall, living room, dining kitchen, downstairs WC, there are three good size bedrooms, a fitted bathroom. The house has UPVC double glazing, and combi gas central heating. There is driveway parking at the front and a good size garden at the rear. The property is being sold with NO UPWARD CHAIN.



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## FRONT

A tarmac driveway, wrought iron railings to boundary's with a wrought iron gate giving access to tarmac path with gravelled areas either side, and a PVC double glazed front door gives access to the porch.

## PORCH

A good sized porch with tiled floor, door to a store and a wooden and glazed doors gives access to the hall.

## HALL

Ceiling light point, a single panel radiator, carpeted stairs with handrail to the first floor landing, a carpeted floor and doors to the living room, dining kitchen and a downstairs W/C.

## LIVING ROOM 14' 6" x 11' 6" (4.42m x 3.50m)

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

## DINING KITCHEN 11' 3" max x 17' 9" (3.44m x 5.42m)

PVC double glazed window and a PVC double glazed double doors with adjacent PVC double glazed side panel and window to the rear elevation, two ceiling light points, wall mounted cupboards, floor mounted cupboards and drawers, an integrated four ring gas hob with a double gas oven and grill below and a concealed cooker hood with light and grease filter above, space and plumbing for an automatic washing machine, worksurfaces to three sides, tiled splash backs, a one and a half bowl single drainer sink unit with mixer tap, a single panel radiator, door to a built in store and a tiled floor.

## DOWNSTAIRS W/C 4' 8" x 2' 6" (1.41m x 0.76m)

A wooden and glazed window to the front elevation, ceiling light point, a back to wall w/c with enclosed cistern, a wall mounted wash hand basin, tiled splash backs and a vinyl floor.

## FIRST FLOOR LANDING

Ceiling light point, loft access point, a carpeted floor and doors to three good sized bedrooms, a bathroom and two storage cupboards one housing a combi gas fired central heating boiler.

## BEDROOM ONE 12' 9" into the back of the wardrobes x 10' 11" (3.89m x 3.34m)

PVC double glazed window to the rear elevation, ceiling light point, a single panel radiator, a carpeted floor and fitted furniture comprising two double door and a single door wardrobe and a dressing table with two three drawer chest of drawers below.





**BEDROOM TWO 13' 4" x 8' 11" excluding door reveal (4.07m x 2.73m)**

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

**BEDROOM THREE 8' 7" x 8' 8" (2.62m x 2.64m)**

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

**BATHROOM 6' 8" x 6' 8" (2.03m x 2.03m)**

PVC double glazed obscured glass window to the rear elevation, ceiling light point,

**BACK GARDEN**

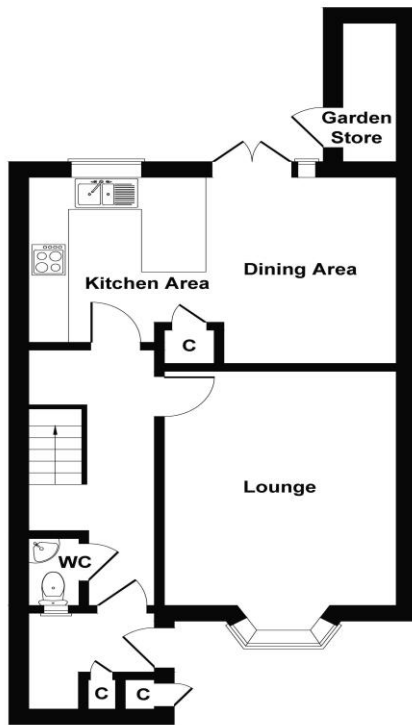
Fencing to boundaries, gate in the rear boundary giving access to a shared entry way which is gated and can be accessed from Hampden Retreat, a good sized patio, planted beds and lawn.



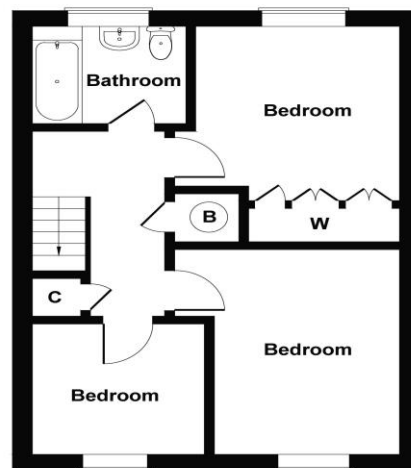


## 24 Laxford Close Balsall Heath B12 9TA

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



**Ground Floor**  
Approx. Floor  
Area 549 Sq.Ft  
(51 Sq.M.)



**First Floor**  
Approx. Floor  
Area 484 Sq.Ft  
(45 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:-** A

**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.