

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



54 GRANGE ROAD
KINGS HEATH
BIRMINGHAM
B14 7RJ

Guide Price £350,000

An above average size and well presented three bedroom Victorian style terrace house, well located for access to local schools and Kings Heath High Street shops and amenities. The property comprises: hall, lounge, living room, a spacious dining kitchen and an L shaped utility; on the first floor there are three bedrooms and a well appointed bathroom. The house has double glazing and combi gas fired central heating. There is a front garden and there is a pleasant back garden. The property is being sold with the benefit of NO UPWARD CHAIN.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

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FRONT

VESTIBULE

Ceiling light point, door to electricity meter cupboard and a wooden and glazed door gives access to the hall.

HALL

Ceiling light point, picture rail, single panel radiator, wooden floor and doors to the lounge and living room.

LOUNGE

PVC double glazed three sided bay window to the front elevation, ceiling light point, picture rail, double panel radiator, door to a meter cupboard, electricity consumer unit, fitted shelves within both chimney breast recesses and a carpeted floor.

LIVING ROOM

PVC double glazed picture window with top light opening, ceiling light point, ceiling rose, picture rail, double panel radiator, an original style cast iron fireplace with tiled hearth and wooden surround, stripped wooden floor and door to the stairs lobby.

STAIRS LOBBY

Ceiling light point, stairs with handrail to the first floor landing, tiled floor and doors to an understairs store and to the dining kitchen.

DINING KITCHEN 20' 8" max x 9' 11" max into bay window (6.29m x 3.01m)

PVC double glazed three sided bay window and a PVC double glazed window to the side elevation, and wooden and glazed double doors to the rear elevation giving access to the utility area, two ceiling light points, picture rail, single panel radiator, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to two sides with matching upstands, tiled splash backs, stainless steel single bowl single drainer sink unit with mixer tap, an integrated four ring induction hob with and electric oven and grill below and a stainless steel and glass cooker holder above with light and grease filter, space for an upright fridge freezer and a tiled floor.

UTILITY AREA 16' 1" x 13' 11" L SHAPED (4.91m x 4.25m)

PVC double glazed obscured glass panels to the side elevation, PVC double glazed door to the front elevation giving access to a paved side area with boundary side fence and gate to the shared side tunnel entrance and a PVC double glazed door to the rear elevation giving access to the back garden, wall mounted light point and space for a washing machine.



FIRST FLOOR LANDING

PVC double glazed window to the side elevation, two ceiling light points, loft access point, picture rail, single panel radiator, wall mounted thermostat, paint floor boards and doors to three bedrooms and the bathroom.

BEDROOM ONE 12' 6" x 15' 4" into chimney breast recess (3.82m x 4.68m)

PVC double glazed windows to the front elevation, ceiling light point, picture rail, single panel radiator, three fitted double door wardrobes with top boxes above and a painted wooden floor.

BEDROOM TWO 11' 9" x 12' 4" into chimney breast (3.58m x 3.77m)

PVC double glazed window to the rear elevation, ceiling light point, picture rail, double panel radiator and a wooden floor.

BEDROOM THREE 12' 8" x 8' 1" (3.86m x 2.47m)

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

BATHROOM 7' 5" x 6' 11" max (2.26m x 2.11m)

PVC double glazed obscured glass window to the side elevation, ceiling light point, wall mounted extractor fan, bath with panelled side, thermostatically controlled shower, glass splash screen and tiled splash backs, low level W/C, pedestal wash hand basin, designer radiator, built in airing cupboard housing the combi gas fired central heating boiler and having shelving for storage and a stripped wooden floor.

BACK GARDEN

A paved back garden with fencing to boundaries, planted beds and borders and a garden tap.

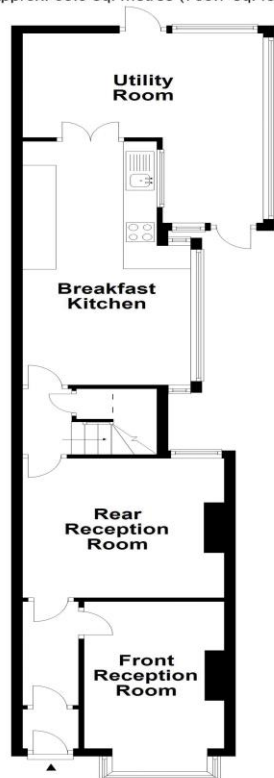




54 Grange Road, Kings Heath, B14 7RJ

Ground Floor

Approx. 65.9 sq. metres (709.7 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.1 sq. feet)



Total area: approx. 122.2 sq. metres (1314.9 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:- C

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.