

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



125 BRANDWOOD ROAD
KINGS HEATH
BIRMINGHAM
B14 6PN

GUIDE PRICE £449,000

A nicely presented and extended, four bedroom semi detached house, situated in a sought after location close to Woodthorpe Junior & Infant School and King Edward VI Camp Hill Schools. The property briefly comprises:- porch, hall, dining room, living room with double PVC doors opening into the back garden, fitted breakfast kitchen, utility area / inner lobby and a downstairs shower room; upstairs there are four well proportioned bedrooms, a fitted bathroom and a separate WC. There is an integral garage. The house has gas fired central heating and PVC double glazing. Outside at the front there is driveway parking, access to the garage and access to the side of the house, and at the back there is a good sized westerly facing garden. Viewing is highly recommended. The property is being sold with the benefit of NO UPWARD CHAIN.

FRONT

A dropped curb gives access to a tarmacadam driveway, planted beds and borders, gate giving access to a side passage which leads to the back garden, metal up and over door gives access to the garage and there is a sliding PVC double glazed door which gives access to the porch.

PORCH

Wall mounted light point, tiled floor and a wooden and glazed door with adjacent window gives access to the hall.

HALL

Ceiling light point, single panel radiator, double door meter cupboard downstairs housing the gas meter cupboard, tapered stairs with handrail to the first floor landing, wooden floor and doors to the dining room, living room and dining kitchen.

DINING ROOM 16' 1" into bay window x 12' 2" into chimney breast recess (4.89m x 3.72m)

Double glazed bay window to the front elevation, ceiling light point, ceiling cornice, double panel radiator, gas fire (not in working order) with surround and hearth and a carpeted floor.

LIVING ROOM 17' 3" into bay x 12' 3" into chimney breast recess (5.27m x 3.73m)

PVC double glazed bay with double doors giving access to the back garden, two ceiling light points, ceiling cornice, double panel radiator, inset electric fire with stone effect back and hearth and a decorative wooden surround and a carpeted floor.

BREAKFAST KITCHEN 11' 5" x 16' 1" (3.49m x 4.91m)

PVC double glazed window to the rear elevation and a PVC double glazed obscured glass window to the side elevation, two ceiling light points, single panel radiator, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to two sides, tiled splash backs, stainless steel one and a half bowl single drainer sink unit with mixer tap, an integrated four ring gas hob with glass splash screen/cover and a concealed cooker hood with light and grease filter above, and integrated double oven and grill, space and plumbing for an automatic washing machine, space and plumbing for a dishwasher, space for an upright fridge freezer, tiled floor and door to an inner lobby.

UTILITY AREA / INNER LOBBY 11' 5" x 6' 6" max (3.48m x 1.99m)

Doors to both side elevations one giving access to the back garden, the other to a side covered area, ceiling light point, wall mounted cupboards, floor mounted cupboards and drawers, fitted shelves, wall mounted 'Valliant' combi gas fired central heating boiler, tiled floor and door to the downstairs shower room.



DOWNSTAIRS SHOWER ROOM 4' 8" x 8' 1" (1.43m x 2.47m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, wall mounted extractor fan, single panel radiator, low level W/C, pedestal wash hand basin, shower cubicle with a thermostatically controlled shower, floor to ceiling tiling and a tiled floor.

FIRST FLOOR LANDING

Double glazed window to the front elevation, ceiling light point, loft access point, doors to four bedrooms, bathroom, W/C and a store cupboard.

BEDROOM ONE 15' 11" into bay window x 12' 3" into chimney breast recess (4.85m x 3.74m)

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

BEDROOM TWO 15' 0" x 12' 3" into chimney breast recess (4.56m x 3.74m)

PVC double glazed window to the rear elevation, ceiling light point, fitted wardrobe having three mirrored sliding doors, single panel radiator and a carpeted floor.

BEDROOM THREE 11' 7" x 9' 11" (3.52m x 3.03m)

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

BEDROOM FOUR 9' 4" x 8' 6" (2.85m x 2.59m)

Having steps down from the first floor landing, double glazed window to the front elevation, ceiling light point, double panel radiator and a carpeted floor.

BATHROOM 11' 5" x 5' 9" max (3.49m x 1.76m)

PVC double glazed obscured glass window to the rear elevation, ceiling spot lights, bath with panelled side and a thermostatically controlled bar shower above, a vanity wash hand basin with a monobloc tap and a double door cupboard below and a mirrored cupboard above, a good size shower cubicle with a twin head thermostatically controlled bar shower and shower board splash backs, floor to ceiling tiling, single panel radiator, ladder style towel radiator, fitted double door airing cupboard with shelving for storage and a wood effect vinyl floor.

SEPARATE W/C 5' 5" x 2' 8" (1.66m x 0.82m)

PVC double glazed obscured glass window to the side elevation, ceiling light point, ceiling mounted extractor fan, low level W/C, tiling to approximately waist height and wood effect vinyl floor.

BACK GARDEN

Fencing and hedging g to boundaries, paved patio area with a o drainage system, shaped lawn, paved path which leads to an additional paved patio area, beds and borders planted with a variety of week established shrubs, trees and plants. There is an area at the bottom which houses a timber garden shed. Door to the side covered passage.

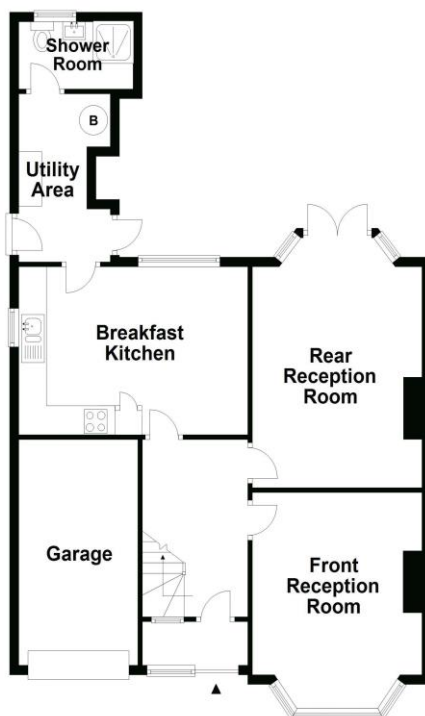




125 Brandwood Road, Kings Heath, B14 6PN

Ground Floor

Approx. 87.0 sq. metres (936.5 sq. feet)



First Floor

Approx. 71.9 sq. metres (774.4 sq. feet)



Total area: approx. 159.0 sq. metres (1711.0 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:- D

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.