

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



40 WYCHE AVENUE
KINGS HEATH
BIRMINGHAM
B14 6LQ

OFFERS OVER £300,000

A well presented and extended semi detached house, located in a quiet cul de sac off Brandwood Road. The property briefly comprises: porch, hall, a dual aspect living / dining room, study, breakfast kitchen, three bedrooms, and a bathroom. The house combi gas fired central heating, and PVC double glazing. Outside, there is a pleasant back garden and there is driveway parking at the front. There is NO UPWARD CHAIN.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

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FRONT

A dropped curb gives access to a block paved driveway planted borders, wall mounted outside light and a PVC double glazed porch door.

PORCH

Wall mounted light point, fitted shelf, tiled floor and a fully obscured glass PVC double glazed door with adjacent obscured glass windows give access to the hall.

HALL

Ceiling light point, dado rail, wall mounted alarm panel, single panel radiator, built in cupboard housing the gas meter, laminate floor, carpeted stairs with handrail to the first floor landing and doors to the interconnecting living room / lounge, dining room, breakfast kitchen and an understairs storage cupboard housing the electricity meter and the electricity consumer unit.

LIVING / DINING ROOM 29' 6" max into the bay x 10' 6" into chimney breast recess (9.00m x 3.20m)

A dual aspect room with PVC double glazed box bay window to the front elevation and a box bay with PVC double glazed sliding patio door and full length PVC double glazed panels with top lights above, two ceiling light points, two double panel radiators, feature fire surround with tiled back and hearth and a laminate floor.

BREAKFAST KITCHEN 9' 10" x 15' 8" max (2.99m x 4.77m)

PVC double glazed window to the rear elevation and a PVC double glazed door with an adjacent PVC double glazed panel to the rear elevation giving access to the back garden, two ceiling light points, two ceiling spot light fittings, under cupboard lights, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to four sides, breakfast bar, tiled splash backs, a one and a half bowl single drainer sink unit with mixer tap, an integrated stainless steels five ring gas hob with a stainless steel and glass cooker canopy with light and grease filter above, an integrated electric oven, an integrated electric grill, an integrated dishwasher, an integrated fridge freezer, space and plumbing for an automatic washing machine, space for a tumble dryer, wall mounted combi gas fired central heating boiler and a tiled floor.

STUDY 14' 8" x 9' 0" (4.46m x 2.74m)

PVC double glazed windows to the front and side elevations, ceiling light point, two wall mounted light points, ceiling rose, double panel radiator and a laminate floor.



FIRST FLOOR LANDING

PVC double glazed obscured glass window to the side elevation, ceiling light point, loft access point with pull down ladder, carpeted floor and doors to three bedrooms and the bathroom.

BEDROOM ONE 14' 6" into bay window x 10' 6" into fitted units (4.42m x 3.20m)

PVC double bay window to the front elevation, with fitted window seat with drawers below, ceiling light point, single panel radiator, wood effect laminate floor and a fitted double door wardrobe with four single door wardrobes with hanging rails and shelving for storage and a fitted double door low level cupboard with shelving.

BEDROOM TWO 14' 4" into bay window x 10' 6" into chimney breast recess (4.38m x 3.20m)

PVC double glazed bay window to the rear elevation, ceiling light point, single panel radiator, wood effect laminate floor and a fitted double door wardrobe with top boxes above and adjacent fitted shelves.

BEDROOM THREE 6' 10" x 6' 0" (2.08m x 1.82m)

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

BATHROOM 6' 11" x 5' 10" (2.11m x 1.79m)

PVC double glazed obscured glass window to the rear elevation, ceiling spot lights, bath with a tiled side and electric shower above, low level W/C, pedestal wash hand basin, floor to ceiling tiling, ladder style towel radiator and a tiled floor.

BACK GARDEN

Fencing to boundaries, paved patio area with aco drainage system, lawn and planted borders.





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.