

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



26 ELFORD CLOSE
KINGS HEATH
BIRMINGHAM
B14 6JG

GUIDE PRICE £265,000

A well presented and fairly spacious 2 bedroom semi-detached bungalow, in a cul de sac location off Sunderton Road with a tandem off road parking area at the front. The property comprises: entrance lobby, with doorway to the kitchen, door to the living room, and a utility recess having the combi boiler, and plumbing for washing machine. The kitchen has modern fitted units, an opening to the living room, and a gas cooker; a well proportioned living room with doors to an inner hall, and to a conservatory with double glazing and double doors to the garden; off the inner hall there are doors to 2 bedrooms, and a shower room; the larger bedroom 1 having a range of fitted wardrobes. There is combi gas fired central heating and double glazed windows. The back garden is to the side and rear, and the garden is west facing. The property is currently tenanted. The tenants will be served with a statutory 2 months' Notice for Possession, so that the property can be sold with vacant possession.



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FRONT

A dropped curb gives access to a paved front driveway, lawn and hedging to the front and one side boundary, wall mounted light point, gas and electricity meter cupboards, canopy porch and a PVC double glazed door with adjacent side panel gives access to the hall.

LOBBY

Ceiling light point, carpeted floor, built in cupboard housing the combi gas fired central heating boiler and plumbing for an automatic washing machine and door to the living room and an open door way to the kitchen.

KITCHEN 10' 6" x 7' 2" (3.20m x 2.18m)

PVC double glazed window to the front elevation and a large open window to the living room, ceiling light point, wall mounted cupboards, floor mounted cupboard and floor mounted cupboards and drawers, worksurface to three sides, PVC panelled splash backs, stainless steel single bowl, single drainer sink unit with mixer tap, space for a gas cooker, stainless steel cooker splash back, space for an upright fridge freezer and a vinyl floor.

LIVING ROOM 14' 5" x 14' 2" (4.40m x 4.31m)

PVC double glazed window to the front elevation, and a double glazed sliding door to the side elevation giving access to the conservatory, ceiling light point, double panel radiator, fire place with marble effect back and hearth and a painted wooden surround, carpeted floor and door to the hall.

CONSERVATORY 11' 3" x 12' 2" (3.43m x 3.70m)

PVC double glazed windows to two sides and PVC double glazed double doors with adjacent side panels to the three side giving access to the rear garden, ceiling light point, double panel radiator and a tiled floor.

HALL

Ceiling light point, carpeted floor and doors to two bedrooms and the bathroom.

BEDROOM ONE 15' 4" x 8' 10" (4.67m x 2.68m)

PVC double glazed window to the rear elevation, ceiling light point, single panel radiator, three fitted double door wardrobes and a carpeted floor.

BEDROOM TWO 8' 6" x 10' 6" (2.59m x 3.21m)

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



SHOWER ROOM 6' 7" x 7' 4" (2.01m x 2.23m)

PVC double glazed obscured glass window to the side elevation, ceiling light point, single panel radiator, vinyl floor, corner shower cubicle with and electric shower and tiled splash backs, close coupled W/C, vanity wash hand basin with a monobloc tap and cupboards and drawer below, tiled splash back and a mirrored vanity cupboard with spot light fittings above.

BACK GARDEN

Fencing to boundaries, there is a gate in one side boundary giving access to Elford Close, paved patio and a paved path which separates the lawn, a timber garden shed, and planted borders and beds.





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.