

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



1 MAURICE ROAD
KINGS HEATH
BIRMINGHAM
B14 6DL

Guide Price £400,000

A beautifully presented cottage style, three bedroom semi detached house in an excellent location close to many highly regarded schools. The property believed to date from 1940's briefly comprises: hall, lounge with log burning stove and PVC double doors opening to a private rear courtyard, a multi functional living / dining kitchen with doors opening onto the front garden, inner lobby, utility area and a downstairs WC; upstairs there are three bedrooms and a well appointed bathroom. The house has PVC double glazing and combi gas fired central heating. Outside, there is lovely, well stocked L shaped front garden and there is private court yard at the back. Viewing is essential to fully appreciate this lovely family home.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

0121 443 4343 • property@glovers.uk.com • www.glovers.uk.com

FRONT/GARDEN

Hedging to front and side boundaries, shared tarmac area gives access to a side gate, a wrought iron gate give access to the front garden having paved path, composite front door with an adjacent PVC double glazed obscured glass panel gives access to the hall, the paved path continues and opens up to a paved patio area, there's a good size lawn, planted beds and borders, a rubber chipped area suitable for play equipment or to house a shed and a gas meter cupboard.

HALL

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

LIVING / DINING KITCHEN 17' 9" x 13' 3" (5.41m x 4.04m)

PVC double glazed windows to the front and side elevations, PVC double glazed double doors to the side elevation giving access to the garden and a wooden and glazed door gives access to an inner lobby, ceiling spot light fittings, ceiling light point, ceiling rose, wall mounted cupboards, floor mounted cupboards and drawers, work surfaces to three sides, a one and a half bowl single drainer sink unit with mixer tap, tiled splash backs, an integrated induction hob with electric oven below and a light and grease filter above, a separate electric microwave oven, integrated dishwasher, integrated fridge freezer and a wood effect floor having electric under floor heating.

LOUNGE 13' 5" x 8' 11" into chimney breast recess (4.08m x 2.71m)

PVC double glazed window to the front elevation and PVC double glazed double doors to the rear elevation giving access to a private courtyard area, ceiling light point, ceiling rose, ceiling coving, a single panel radiator, an inset log burning stove with a tiled hearth, fitted meter cupboard housing the electricity consumer unit and electricity meter and a wood effect laminate floor.

INNER LOBBY

Ceiling light point, a wooden and glazed stable door to the side elevation giving access to a private courtyard area, a tiled floor and an open door way to the utility room.

UTILITY AREA

A wooden and glazed window to the side elevation, ceiling light point, space and plumbing for an automatic washing machine and a tiled floor.

DOWNSTAIRS W/C 2' 8" x 6' 6" (0.81m x 1.97m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, a low level W/C, a vanity wash hand basin with a monobloc tap and cupboard below and a tiled floor.



FIRST FLOOR LANDING

PVC double glazed window to the rear elevation and a PVC double glazed window to the front elevation, ceiling light point, loft access point, single panel radiator, carpeted floor and doors to three bedrooms and the bathroom.

BEDROOM ONE 10' 10" x 13' 3" (3.31m x 4.03m)

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

BEDROOM TWO 8' 10" x 13' 5" (2.70m x 4.10m)

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

BEDROOM THREE 7' 11" x 8' 10" (2.41m x 2.70m)

PVC double glazed window to the front elevation, ceiling light point, single panel radiator, carpeted floor and a built in cupboard housing the combi gas fired central heating boiler.

BATHROOM 5' 2" x 7' 7" (1.57m x 2.31m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, bath with panelled side, mixer tap bath filler and a thermostatically controlled shower with rain shower head, a back to wall W/C with concealed cistern, vanity wash hand basin with mixer tap and double door cupboard below and a double door mirrored cupboard above, tiled splash backs, ladder style towel radiator and a vinyl floor.

COURT YARD

Fencing to boundaries, block paved patio, planted beds, gate to the front elevation giving access to a gravelled side area with gate to the front elevation giving access to the front garden and a door to a brick built outside store.





**1 Maurice Road,
Kings Heath, B14 6DL**

Ground Floor



First Floor



Not to scale. 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:-

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.