

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



69 KINGS ROAD
KINGS HEATH
BIRMINGHAM
B14 6TU

GUIDE PRICE £220,000

A charming and very well presented three bedroom terrace house situated on a popular road in Kings Heath close to local schools, shops and Kings Heath Park. The property briefly comprises: porch, through lounge with feature staircase, fitted kitchen, modern fitted downstairs bathroom and three bedrooms. The house has PVC double glazing, combi gas fired central and a pleasant back garden.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

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FRONT

A low level brick wall to the front boundary with a wrought iron gate which is shared with the neighbouring property, hedging to one side boundary, a shared path, gravel frontage and a PVC double glazed porch door.

PORCH

A wooden and glazed door with top light over gives access to the living area of the through lounge.

LIVING AREA 12' 1" up to stairs x 12' 0" into chimney breast recess (3.68m x 3.67m)

27' 1" x 12' 0" (8.25m x 3.65m) INCLUDING DINING AREA

PVC double glazed bay window to the front elevation with built in storage cupboard within the bay; ceiling light point, ceiling rose, ceiling cornice, dado rail, a double panel radiator, a feature exposed brick arched fireplace with an inset wood burner and hearth, a double door cupboard built in to one chimney breast recess with shelving above, open staircase to the first floor landing and a wood effect laminate floor.

DINING AREA 11' 7" x 12' 0" (3.53m x 3.66m)

27' 1" x 12' 0" (8.25m x 3.65m) INCLUDING LIVING AREA

PVC double glazed window to the rear elevation; ceiling light point, ceiling rose, ceiling coving, dado rail, a wooden and glazed door to the kitchen and a wood effect laminate floor.

KITCHEN 12' 0" x 7' 0" (3.65m x 2.14m)

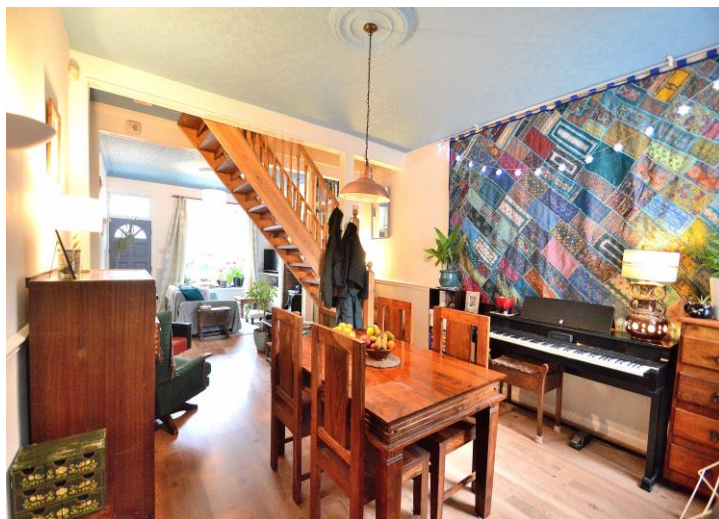
PVC double glazed window to the side elevation and a PVC double glazed door to the side elevation; ceiling light point, wall mounted cupboards, a wall mounted 'Valliant' central heating boiler, floor mounted cupboards and drawers with worksurfaces over and tiled splashbacks, a stainless steel single bowl single drainer sink unit with a monobloc tap, space for a gas cooker, space and plumbing for an automatic washing machine, space for a fridge freezer, a single panel radiator, a ceramic tiled floor and door to the downstairs bathroom.

DOWNSTAIRS BATHROOM 7' 1" x 6' 9" (2.17m x 2.07m)

PVC double glazed obscured glass window to the side elevation; ceiling light point, loft access point, dado rail, wall panelling to approximately half wall height, pedestal wash hand basin with tiled splashbacks, bath with panelled side, thermostatically controlled double headed shower and full wall height tiled splashbacks, a low level W/C, a ladder style towel rail and a ceramic tiled floor.

FIRST FLOOR LANDING

Ceiling light point, loft access point, a single panel radiator and doors to three bedrooms and stripped wooden floorboards.



BEDROOM ONE (FRONT) 12' 0" x 12' 1" into chimney breast recess (3.67m x 3.68m)

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

BEDROOM TWO (REAR) 11' 5" x 8' 11" (3.47m x 2.73m)

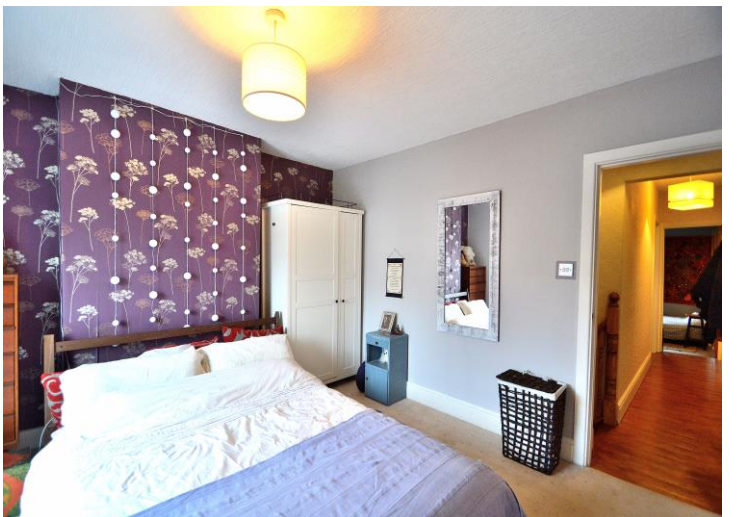
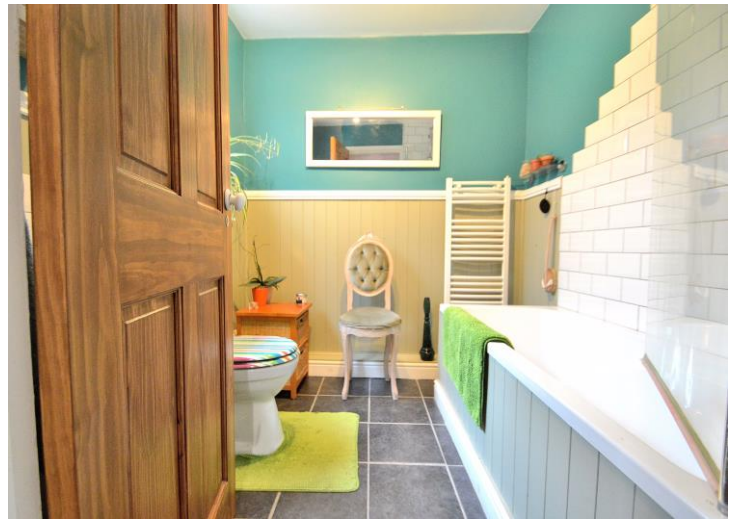
PVC double glazed window to the rear elevation; ceiling light point, a single panel radiator and a wood effect laminate floor.

BEDROOM THREE (REAR) 12' 0" max x 7' 1" (3.66m x 2.16m)

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

BACK GARDEN

Paved area to the side of the property, outside tap, fencing to boundaries with a gate giving access to a right of way, steps to a barked area with stepping stones and planted borders give access to a decked seating area, beyond that there is an additional paved area with a timber garden shed.

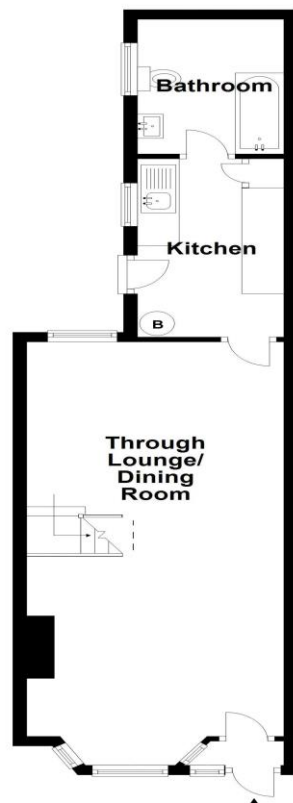




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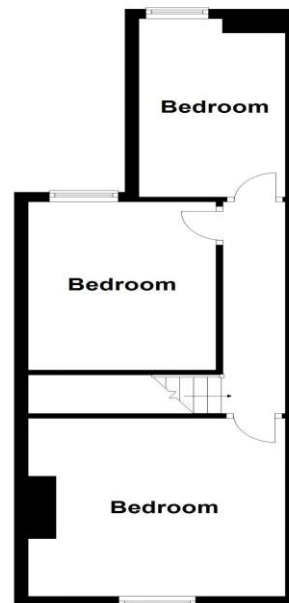
Ground Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 84.5 sq. metres (909.6 sq. feet)
Not to scale. For illustrative purposes only

VIEWINGS:- If you would like to view this property please contact us by email only. It would be more effective for a direct instead of emailing us from a property portal so that you can add attachments and put the address of the property in the 'subject' header, which helps us to identify easily which property you want to view. The information required in order to book in a viewing is as follows:- (1) the full name(s) of the prospective purchaser(s) and the postal address of each purchaser. (2) the mobile number / landline number, and the email address of each purchaser. (3) the status of the purchaser(s), for example:- first time buyer(s), on the market, sold STC, nothing to sell, buying to let. (4) proof of finance to be able to make a purchase, for example:- a copy of a redacted bank statement(s) showing funds on deposit if the purchaser is a cash buyer; if mortgage finance is needed please attach a copy of an agreement or decision in principle from a lender preferably no earlier than the middle of May 2020. (5) confirmation that at a viewing the purchaser(s) will supply and wear a face covering if requested, and will be able to observe the published guidelines for social distancing.

We ask for these things in order to reduce our exposure to viewers by ensuring that we are dealing with buyers who are purposeful and in a position to proceed, so that we can undertake a safe and satisfactory viewing for the benefit of our vendor clients and buyers alike. We realise that we are asking for information that you might not have been asked for before, but we trust that you appreciate the reasons for this. Your patience, co-operation, and understanding is appreciated.

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:- B

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, or at www.tpos.co.uk

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: www.glovers.uk.com

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.