

## RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



179 BRANDWOOD ROAD  
KINGS HEATH  
BIRMINGHAM  
B14 6PN

### **GUIDE PRICE £145,000**

A very spacious ground floor maisonette set well back from the road behind a deep verge and a front garden, and well located for access to the regional road network, and bus routes along Brandwood Road. Comprising: hall, living room with feature electric fire and access to private patio area and the front garden; a modern fitted kitchen with a gas hob, and electric oven; three good size bedrooms, a modern bathroom with an electric shower above the bath, and a separate WC. There is PVC double glazing, combi gas fired central heating, and gardens front and rear. NO UPWARD CHAIN. The property is currently tenanted under an assured shorthold tenancy. If the buyer requires vacant possession, the landlord's 2 months' notice for possession will be served.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

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## FRONT

Paved path with steps leads to a wooden front entrance door with canopy porch above, a picket fence with gate gives access to the front garden, wooden gate gives access to the back garden, hedging to both side and front boundaries, gas meter cupboard.

## HALL

Two ceiling light points, ceiling coving, doors to the living room, three bedrooms, bathroom, separate W/C and a store cupboard which houses the electricity consumer unit.

## LIVING ROOM 14' 4" x 11' 3" into chimney breast recess (4.37m x 3.42m)

PVC double glazed to the front elevation, ceiling light point, ceiling coving, a double panel radiator, a wooden and glazed door gives access to a private balcony and the front garden, electric fire with wooden fire surround with granite effect back and hearth, TV aerial connection point, a carpeted floor and a door to the dining kitchen.

## DINING KITCHEN 10' 11" x 10' 2" (3.32m x 3.11m)

PVC double glazed window to the front elevation, two ceiling light points, ceiling coving, a double panel radiator, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to three sides, a stainless steel one and a half bowl single drainer sink unit with a monobloc tap, integrated four ring gas hob with an integrated electric oven below and cooker hood above, space for an upright fridge freezer, space for an automatic washing machine, space for a tumble dryer and vinyl flooring.

## BEDROOM ONE 12' 11" x 10' 3" (3.93m x 3.12m)

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

## BEDROOM TWO 9' 9" x 11' 2" (2.98m x 3.40m)

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

## BEDROOM THREE 9' 2" x 8' 1" (2.80m x 2.46m)

PVC double glazed window to the rear elevation, ceiling light point, ceiling coving, a single panel radiator, a wall mounted 'Zanussi' combi gas fired central heating boiler and a carpeted floor.

## BATHROOM 5' 5" x 8' 2" (1.65m x 2.48m)

PVC double glazed obscured glass window to the side elevation, ceiling light point, floor to ceiling tiling, a ladder towel radiator, bath with panelled side and electric shower above, a pedestal wash hand basin with a monobloc tap, door to an airing cupboard and a ceramic tiled floor.





**SEPARATE W/C 2' 6" x 5' 2" (0.76m x 1.58m)**

PVC double glazed obscured glass window to the side elevation, ceiling light point, floor to ceiling tiling, a close couple W/C and a ceramic tiled floor.

**REAR GARDEN WITH BRICK BUILT GARDEN STORE**





**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 Leasehold for a term of 125 years from 04/08/2003, at a Ground Rent of £10.00. The seller also tells us that the Service Charge is £239.35 pa for the period 1st April 2020 to 31st March 2021 and was paid in April 2021. The next payment will be in April 2022, an estimate of that payment is expected at the end of 2021. 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:-** A

**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](http://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.