

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



28 ASHFIELD ROAD
KINGS HEATH
BIRMINGHAM
B14 7AS

OFFERS OVER £650,000

A very well presented Edwardian semi detached house in an excellent location for access to Kings Heath High Street, local schools, and the centre of Moseley. This spacious property briefly comprises: vestibule, hall, lounge, living room, a 33 ft long dining kitchen with triple bi folding doors opening to the back garden decking, downstairs WC, storage area and a useable cellar; on the first floor there are three double bedrooms and a modern fitted bathroom; and on the second floor there are two double bedrooms and an en suite bathroom. The house has gas fired central heating and majority double glazed windows. Outside there is a pleasant south east facing back garden, and at the front there is driveway parking and a planted bed. There is NO UPWARD CHAIN.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB
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FRONT

A dropped curb to a blue brick driveway with wall to the front and one side boundary, raised bed with brick retaining wall, meter cupboard housing the gas meter, gate to a shared side passage, canopy porch and a wooden door with top light above gives access to the vestibule.

VESTIBULE

Ceiling light point, alarm panel, high level cupboard housing the electricity meter and electricity consumer unit, Minton tiled floor with inset door mat and a wooden stained glass door with top light above gives access to the hall.

HALL

Two ceiling light points, ceiling cornice, arch with maids of honour, double panel radiator, single panel radiator, stairs to the first floor landing, Minton tiled floor, doors to the interconnecting lounge / living room, cellar, downstairs W/C, kitchen and store cupboard.

LOUNGE 15' 11" into bay window x 13' 10" into chimney breast recess (4.86m x 4.21m)

PVC double glazed bay window to the front elevation, ceiling light point, double panel radiator, wood burning stove, shelves fitted within both chimney breast recesses on recess having a cupboard with sliding doors, painted wooden floor and large open door way to the living room.

LIVING ROOM 13' 10" x 12' 2" into chimney breast recess (4.22m x 3.72m)

Wooden and double glazed double doors with wooden and double glazed windows above, ceiling light point, ceiling rose, ceiling coving, double panel radiator, shelves fitted within both chimney breast recesses and a painted wooden floor.

DINING KITCHEN 33' 0" x 8' 10" (10.05m x 2.69m)

Two double glazed windows to the side elevation, sky light in the dining area and bifold doors to the rear elevation giving access to the back garden, two ceiling light points, ceiling spot light fittings, floor mounted cupboards and drawers, worksurfaces to two sides including breakfast bar, tiled splash backs, one and half bowl single drainer sink unit with mixer tap, space for an under counter fridge, space and plumbing for an automatic washing machine, six ring range cooker with double oven and a cooker hood with light and grease filter, built in double door cupboard housing the combi gas fired central heating boiler, built in single door cupboard and a tiled floor.



CELLAR 13' 4" x 11' 9" (4.06m x 3.58m)

Ceiling spot lights, electricity power points, double panel radiator and a wooden floor.

DOWNSTAIRS W/C

PVC double glazed window to the side elevation, ceiling spot light, low level W/C, wall mounted wash hand basin, single panel radiator, fitted shelves and a tiled floor.

STORE CUPBOARD

Ceiling spot light, fitted shelves and a tiled floor.

FIRST FLOOR LANDING

A split level landing having roof light to the side elevation, two ceiling light points, loft access point, double panel radiator, single panel radiator, stairs to the second floor landing, wooden floors and doors to three bedrooms and the bathroom.

BEDROOM ONE 13' 0" max x 18' 3" into chimney breast recess and including dressing area (3.97m x 5.55m)

Two wooden and glazed windows to the front elevation with fitted shutters, two ceiling light points, double panel radiator, wood burning stove with tiled hearth and a stripped wooden floor.

BEDROOM TWO 14' 0" x 12' 2" into chimney breast recess (4.26m x 3.72m)

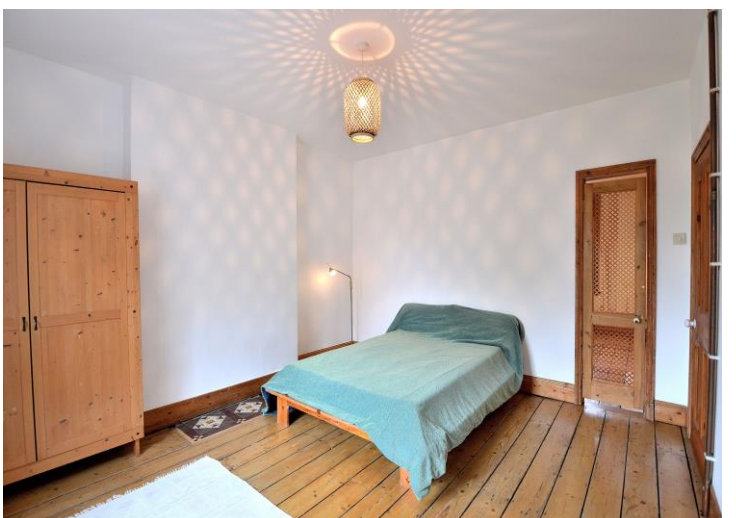
A wooden and double glazed window to the rear elevation with fitted shutters, ceiling light point, double panel radiator, stripped wooden floor and tiled hearth area by chimney breast and a door to bedroom one.

BEDROOM THREE 10' 2" x 9' 1" (3.11m x 2.76m)

Two wooden and glazed windows to the rear and side elevation, ceiling light point, double panel radiator and a painted wooden floor.

BATHROOM 10' 11" x 5' 10" max (3.32m x 1.77m)

A wooden and obscured glass window to the side elevation, ceiling spot light fittings, roll top bath with claw and ball feet and a mixer tap bath filler with shower connection and tiled splash backs, low level W/C, pedestal wash hand basin, radiators with towel rail and a striped wooden floor.



SECOND FLOOR LANDING

Roof light to the rear elevation, ceiling spot lights and door to bedroom four.

BEDROOM FOUR 14' 1" x 12' 4" into chimney breast recess (4.28m x 3.76m)

A Velux roof light to the rear elevation, wooden and double glazed window to the side elevation, ceiling spot lights, double panel radiator, a stripped wooden floor and a large open door way to bedroom five.

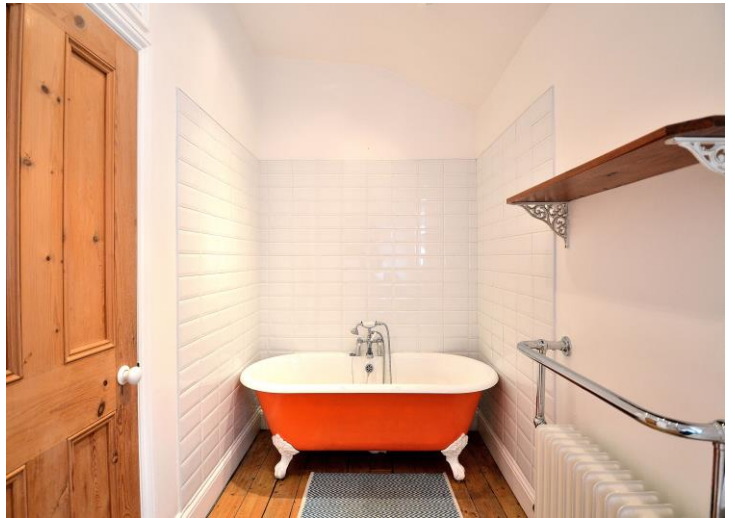
BEDROOM FIVE 13' 1" x 12' 4" into chimney breast recess (4.00m x 3.77m)

A wooden and double glazed window to the front elevation, ceiling spot light, double panel radiator, stripped wooden floor with lord hearth by chimney breast and an open doorway to the ensuite bathroom.

EN SUITE BATHROOM 13' 4" max x 5' 7" (4.06m x 1.69m)

A 'Velux' window to the front elevation, ceiling spot lights, roll top bath with claw and ball feet, mixer tap bath filler with shower connection and tiled splash backs, pedestal wash hand basin, low level W/C, radiator with towel rail, fitted shelf under eaves, and a stripped wooden floor.

BACK GARDEN

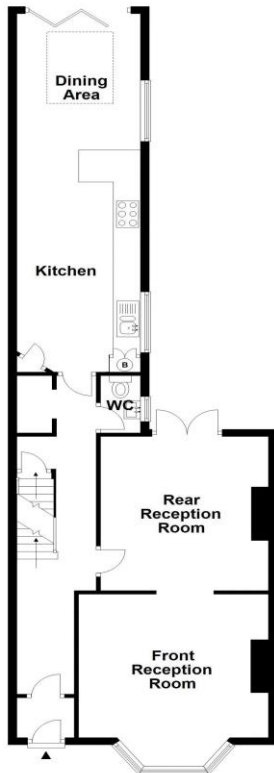




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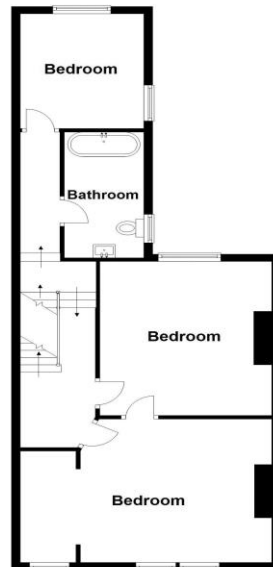
Ground Floor

Approx. 82.5 sq. metres (887.6 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



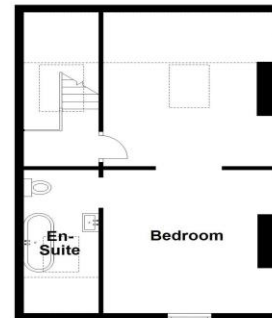
Basement

Approx. 23.4 sq. metres (251.6 sq. feet)



Second Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 220.9 sq. metres (2378.2 sq. feet)
Not to scale. For illustrative purposes only

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:- E

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.