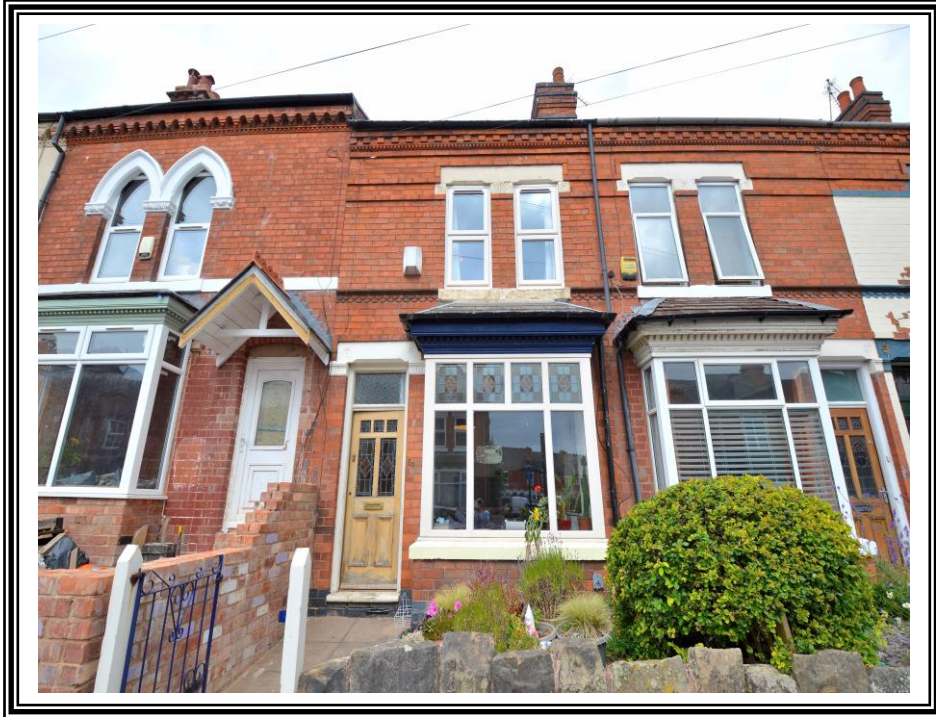


RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



66 GRANGE ROAD  
KINGS HEATH  
BIRMINGHAM  
B14 7RJ

**GUIDE PRICE £280,000**

A very well presented Victorian style two bedroom terrace house, in a highly sought after location, close to Kings Heath Park and Highbury Park, and well situated for access to the shops and amenities of Kings Heath High Street, local primary and secondary schools and the number '50' bus route and other bus routes. The property briefly comprises: dining room, living room, modern fitted kitchen, two double bedrooms and a modern upstairs bathroom. There is a pull down loft ladder on the first floor landing which provides access to useful loft area space. The house has PVC double glazing, combi gas fired central heating and a pleasant back garden.



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## FRONT

Brick wall to the front and one side boundary, a wrought iron gate gives access to a paved path, gravelled bed and a wood and stain glass door with top light above gives access to the dining room.

## DINING ROOM 13' 1" into bay x 11' 5" into chimney breast recess (4.00m x 3.49m)

PVC double glazed box bay window to the front elevation with built in gas cupboard housing the electricity meter and electricity consumer unit, ceiling light point, ceiling rose, ceiling coving, picture rail, single panel radiator, shelving built into to both chimney breast recesses, double door cupboard housing the gas meter, decorative fire place with wooden surround and a tiled back and hearth, stripped wooden floor and door to the living room.

## LIVING ROOM 12' 4" x 11' 6" into chimney breast recess (3.76m x 3.50m)

PVC double glazed window to the rear elevation, ceiling light point, ceiling coving, picture rail, single panel radiator, shelves built in to one chimney breast recess, decorative cast iron fire with tiled back, slate effect hearth and a decorative wooden surround, stripped wooden floor and door to the stairs lobby.

## STAIRS LOBBY

Carpeted stairs to the first floor landing, carpeted floor and doors to an under stairs store and the kitchen.

## KITCHEN 10' 4" x 6' 9" (3.14m x 2.05m)

PVC double glazed window to the side elevation and a wooden and glazed stable door to the rear elevation giving access to the rear garden, ceiling spot light fittings, wall mounted cupboards, floor mounted cupboards and doors, worksurfaces to two sides, tiled splash backs, Belfast sink with draining board and mixer tap, integrated four ring gas hob with an electric oven and grill below and a stainless steel cooker hood with light and grease filter above, space and plumbing for a washing machine, space and plumbing for a slim line fisher washer and a tiled floor.



## FIRST FLOOR LANDING

PVC double glazed obscured glass window to the side elevation, ceiling light point, single panel radiator, carpeted floor, loft hatch with pulled down loft ladder giving access to the loft room and doors to two bedrooms and the bathroom.

## BEDROOM ONE 11' 3" x 11' 6" into chimney breast recess (3.43m x 3.51m)

Two PVC double glazed windows to the front elevation, ceiling light point, double panel radiator and a carpeted floor.

## BEDROOM TWO 12' 4" x 8' 6" (3.77m x 2.59m)

PVC double glazed window to the rear elevation, ceiling light point, double panel radiator, shelves built in to one chimney breast recess and a carpeted floor.

## BATHROOM 11' 2" x 6' 6" (3.41m x 1.98m)

PVC double glazed obscured glass window to the rear elevation, ceiling spot lights, single panel radiator, 'P' shaped bath with glass splash screen, mixer tap bath filler and a thermostatically controlled bar shower above, a back to wall toilet with concealed cistern, vanity wash hand basin with drawers below, floor to ceiling tiling, door to a built in cupboard housing the combi gas fired central heating boiler and a vinyl floor.

## LOFT AREA 9' 6" x 11' 0" (2.90m x 3.36m)

Velux window to the rear elevation, ceiling spot light fittings, carpeted floor, fitted shelves and three double door cupboards giving access to under eaves storage.

## BACK GARDEN

Fencing and a brick wall to boundaries, gate in one side boundary giving access to the pedestrian right of way to access the side tunnel entrance which is located 2 houses down to the right hand side, decking, gravelled side area, lawn and planted vegetable patch.





**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:-** 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.

**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.