



83 COLDBATH ROAD
KINGS HEATH
BIRMINGHAM
B13 0AQ

Guide Price £220,000

A nicely presented, Victorian style terrace house with 3 double bedrooms, well located for bus routes along the A4040 and the regional road network, and having pleasant views towards Moseley Golf Course at the front. The property briefly comprises: living room, dining kitchen with gas hob, an electric oven and grill, and an extractor; a modern downstairs bathroom, there are two bedrooms on the first floor, and a very large third bedroom on the second floor with a useful under eaves storage area. The house has PVC double glazing, combi gas fired central heating, and an easy to maintain south-east facing back garden. There is NO UPWARD CHAIN.

FRONT

A PVC door into the living room.

LIVING ROOM 13' 0" into bay x 10' 8" into chimney breast recess (3.97m x 3.26m)

A PVC triple glazed bay window to the front elevation; ceiling light point, gas meter cupboard, electricity meter, single panel radiator, and a doorway into the breakfast kitchen.



BREAKFAST KITCHEN 11' 10" x 10' 8" (3.6m x 3.25m)

PVC double glazed window to the rear elevation; ceiling light point, wall mounted period style radiator, wall mounted combi gas fired central heating boiler, a double door wall mounted cupboard, cast iron period style feature fireplace within the chimney breast, stainless steel one and a half bowl single drainer sink unit with a monobloc tap, work surfaces to two sides, tiled splash backs around work surfaces, space and plumbing for an automatic machine, dishwasher, white gloss floor mounted cupboards and drawers, and a four ring gas hob with an electric oven and grill and cooker canopy with a light / grease filter above. Door to an under stairs store.



REAR LOBBY

PVC double glazed door in the side elevation gives access to the rear garden; two ceiling mounted spot light fittings, radiator, and a ceramic tiled floor; wooden panelled door gives access to a downstairs bathroom.



DOWNSTAIRS BATHROOM 10' 11" x 5' 10" (3.32m x 1.78m)

Two PVC obscured glass windows in the side elevation; two sets of ceiling spot light fittings, ladder style towel rail / radiator, and a suite comprising a close coupled WC, wash hand basin sits on a wooden mount, bath with a panelled side and an enlarged shower area, bath a watering can style head and an additional hand held flexible hose, a wall mounted shower screen, full wall height ceramic tiling, and a ceramic tiled floor.



FIRST FLOOR LANDING

Ceiling light point, single panel radiator; wooden panelled doors to bedrooms one and two, and stairs up to bedroom three.

BEDROOM ONE 11' 11" x 10' 7" (3.63m x 3.22m)

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

BEDROOM TWO 9' 6" x 10' 7" (2.89m x 3.22m)

PVC double glazed window to the rear elevation; ceiling light point, double panel radiator, and an open under stairs storage area with a hanging rail.

SECOND FLOOR - BEDROOM THREE 14' 9" x 7' 11" (4.49m x 2.41m)

PVC double glazed window to the front elevation; ceiling light point, double panel radiator, and access to a good size under eaves storage area.

BACK GARDEN

Door to the side elevation from the rear lobby leads to a paved area, wooden door gives access to a brick built STORE, and fencing to both side and rear boundaries. There is a right of way across the garden.





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 Grovers 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) Grovers 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 Grovers 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.

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA):- Grovers 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.

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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: grovers.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.