

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



56 VICARAGE ROAD  
KINGS HEATH  
BIRMINGHAM  
B14 7QL

## Offers Over £325,000

A beautifully presented, three bedroom Victorian style terrace house in close proximity to Kings Heath Park and nicely located for access to High Street shops and amenities, junior and senior schools, major bus routes and the regional road network. The property briefly comprises: dining room, living room, modern fitted breakfast kitchen and a modern fitted downstairs bathroom; upstairs there are three double bedrooms over two floors. The property has PVC double glazed windows and combi gas fired central heating. Outside there is garden at the front and there is a lovely back garden with a veranda.



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## FRONT

Dwarf brick wall to front and one side boundary, fencing to the other side boundary, a wrought iron gate gives access to a blue brick path with planted beds and borders either side gives access to a composite front entrance door, with a double glazed stain glass effect top light above.

## DINING ROOM 14' 3" into bay x 13' 7" into chimney breast recess (4.35m x 4.13m)

PVC double glazed bay window to the front elevation with fitted cupboards below housing the electricity consumer unit and electricity meter, ceiling light point, ceiling rose, ceiling coving, picture rail, an original style cast iron fireplace with tile back and hearth, a designer style radiator, gas meter, a carpeted floor and a wooden and stain glass door gives access to the living room.

## LIVING ROOM 10' 3" excluding door reveal x 13' 9" into chimney breast recess (3.12m x 4.18m)

PVC double glazed sash window to the rear elevation, ceiling light point, ceiling rose, ceiling coving, picture rail, an original style cast iron fireplace with tiled hearth, a designer style radiator, a wood effect laminate floor and doors to two storage cupboards, carpeted stairs with hand rail to the first floor landing and to the breakfast kitchen.

## BREAKFAST KITCHEN 17' 9" max x 7' 5" max (5.42m x 2.26m)

## DOWNSTAIRS BATHROOM 5' 11" x 6' 9" (1.81m x 2.07m)

PVC double glazed obscured glass window to the side elevation, ceiling light point, wall mounted extractor fan, bath with panelled side, mixer tap bath filler, a twin head thermostatically controlled bar shower, tiled splash backs and a glass splash screen, a low level W/C, a wall mounted wash hand basin with mixer tap and tiled splash backs, a double panel radiator and a tiled floor.

## FIRST FLOOR LANDING

Ceiling light point, ceiling rose, a carpeted floor and doors to two bedrooms and a sliding door with carpeted stairs and handrail to bedroom three.

## BEDROOM ONE 12' 1" x 14' 1" into chimney breast recess (3.69m x 4.30m)

PVC double glazed window to the front elevation, ceiling light point, picture rail, a designer style radiator, door to a built in over stairs cupboard, fireplace with tiled hearth and a carpeted floor.

## BEDROOM TWO 10' 2" x 14' 2" into chimney breast recess (3.11m x 4.31m)

PVC double glazed sash window to the rear elevation, ceiling light point, loft access point, picture rail, fire place with tiled hearth, a double panel



radiator, a built in wardrobe to one chimney breast recess and a carpeted floor.

**BEDROOM THREE 15' 3" x 13' 11" into chimney breast recess (4.65m x 4.25m)**

PVC double glazed window to the front elevation, ceiling light point, loft access point, an original style fireplace with tiled back and hearth, a single panel radiator and a wood effect laminate floor. Please note the stairs a very steep up to this bedroom. The vendors have also told us they believe it is an original room.

**BACK GARDEN**

Fencing and a brick wall to boundaries, gate giving access to the right of way across 54's garden to the shared side tunnel entrance, paved path and patio area, decked veranda area with polycarbonate roof, lawn with stepping stones, planted beds and borders, an addition patio area to the rear of the garden and a timber garden shed.





**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:-**

**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.