

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



63 ELMFIELD CRESCENT
MOSELEY
BIRMINGHAM
B13 9TL

Offers Over £650,000

A simply delightful, extended, 5 bedroom semi detached house, situated in a much sought after location off School Road giving easy access to local primary and secondary schools and the shops and bus routes on the High Street. The property briefly comprises: porch, hall, living room, lounge, a modern fitted dining kitchen, conservatory, large utility area, wet room and a downstairs WC; upstairs there are 5 bedrooms over two floors including an impressive L shaped loft conversion with ensuite shower room and juliet balcony, and there are two well appointed bathrooms on the first floor. The house has PVC double glazing, gas fired central heating and there is underfloor heating to the dining kitchen, utility area and one of the bathrooms. At the front there is driveway parking and at the back there is a pleasant westerly facing garden. There is NO UPWARD CHAIN.



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FRONT

A dropped curb gives access to a block paved driveway, hedging to side boundaries, low level wall to the front boundary, gate giving access to the side of the property and a PVC double glazed door gives access to the hall.

HALL

Ceiling light point, ceiling cornice, a double panel radiator, carpeted stairs with handrail to the first floor landing, doors to the utility room, living room, lounge and dining kitchen.

LIVING ROOM 14' 8" into bay x 10' 8" into chimney breast recess (4.47m x 3.25m)

PVC double glazed window bay window to the front elevation, ceiling light point, picture rail, double panel radiator, wall mounted electric fire and a wood effect laminate floor.

LOUNGE 15' 0" x 11' 7" into chimney breast recess (4.56m x 3.54m)

PVC double glazed sliding patio doors to the rear elevation giving access to the conservatory, ceiling light point, ceiling cornice, picture rail, single panel radiator, an inset fire with wooden surround with marble back and hearth and a wood effect laminate floor.

CONSERVATORY

Double doors to the rear elevation giving access to the back garden.

DINING KITCHEN 16' 9" x 15' 11" max (5.11m x 4.86m)

PVC double glazed double doors to the rear elevation with adjacent side panels and top lights, ceiling spot light fittings, ceiling cornice, wall mounted cupboards, floor mounted cupboards, worksurfaces to three sides to include an island unit, belfast sink with mixer tap, splash backs, an integrated five ring gas hob, integrated side by side double oven and a microwave oven, an integrated fridge, integrated freezer, an integrated dishwasher, under floor heating and a tiled floor.

DOWNSTAIRS W/C 3' 0" x 3' 5" (.91m x 1.04m)

Light point, wall mounted extractor fan, low level W/C, wall mounted wash hand basin, wall mounted tiling and a vinyl floor.

LOBBY

Ceiling spot light fittings, wall mounted cupboard, floor mounted cupboard, tiled floor, sliding door to a wet room and open door to an utility area.

UTILITY AREA

PVC double glazed obscured glass door to the side elevation, ceiling light point, space and plumbing for a washing machine, wall mounted 'Worcester' gas fired central boiler, mega flow water tank and a tiled floor.



WET ROOM 6' 8" x 7' 8" (2.04m x 2.34m)

PVC double glazed obscured glass window to the front elevation, ceiling light point, wall mounted extractor fan, wet room shower waste, a thermostatically controlled bar shower, close coupled w/c and a wall mounted wash hand basin, ladder style towel radiator, floor to ceiling tiling and a vinyl floor.

FIRST FLOOR LANDING

Ceiling light point, an obscured glass window to the side elevation, carpeted stairs with handrail to the second floor landing, a carpeted floor and doors to four bedrooms and two bathrooms.

BEDROOM TWO 15' 0" x 11' 7" into chimney breast recess (4.56m x 3.54m)

PVC double glazed window to the rear elevation, ceiling light point, wall mounted light points, ceiling coving, two double door and a single door fitted wardrobe with one wardrobe adjacent fitted shelving and cupboards all set within the chimney breast recess and a fitted dressing table with drawers, original style fire place with a stone effect back and hearth and a carpeted floor.

BEDROOM THREE 12' 7" x 10' 7" into chimney breast recess (3.83m x 3.22m)

PVC double glazed window to the front elevation; ceiling light, picture rail, single panel radiator, original style fire place with a tiled back and hearth and a carpeted floor.

BEDROOM FOUR 12' 11" max x 7' 9" max (3.94m x 2.35m)

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

BEDROOM FIVE 9' 1" x 6' 11" (2.77m x 2.12m)

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

BATHROOM 8' 9" x 8' 2" (2.66m x 2.50m)

PVC double glazed obscured glass window to the rear elevation, ceiling spot light fittings, wall mounted extractor fan, jacuzzi style corner bath with mixer tap bath filler with shower connection, a good sized walk in shower cubicle with a thermostatically controlled shower, combination vanity wash hand basin with cupboards and drawers below, mixer tap, wall mounted mirror with light and adjacent cupboard and a back to wall W/C with concealed cistern, a designer style shaped radiator with towel rail, inset 'television' television, floor to ceiling tiling and a tiled floor.

BATHROOM 9' 2" x 6' 0" (2.80m x 1.82m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, single panel



radiator, bath with panelled side, mixer tap bath filler, thermostatically controlled bar shower and a glass splash screen, pedestal wash hand basin, low level w/c, floor to ceiling tiling and a tiled floor.

SECOND FLOOR LANDING

Ceiling light point and door to bedroom one.

BEDROOM ONE - LOFT CONVERSION 23' 0" x 14' 10" max including ensuite (7.00m x 4.53m)

PVC double glazed double doors to the rear elevation with adjacent windows and a Juliet balcony, 'Velux' window, double panel radiator, carpeted floor and door to an ensuite shower room.

ENSUITE SHOWER ROOM 4' 9" undereaves / excluding shower enclosure x 19' 2" (1.45m x 5.83m)

'Velux' window; wall mounted light point and ceiling spot lights, shower cubicle with a thermostatically controlled jet and rain head shower panel with a separate shower connection, low level w/c, vanity wash hand basin with double door cupboard below and mixer tap, single panel radiator, floor to ceiling tiling and a tiled floor.

BACK GARDEN

Fencing to boundaries, paved patio with retaining brick wall and steps up to a good sized lawn, a timber garden shed, borders planted with a variety of well established shrubs and trees.





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 In order to ensure our continued compliance with data protection and privacy laws, we may update the Privacy Policy from time to time.