

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



14 ALBERT ROAD
KINGS HEATH
BIRMINGHAM
B14 7HE

Guide Price £325,000

A well presented and very charming, 3 bedroom terrace house located in a pleasant cul de sac off the A345 Alcester Road South and well located for access to regional road networks, the A4040 Outer Ring Road, the shops and nightlife on the High Street and the '50' bus route. The property comprises: hall, living room with inter - connecting doors to the dining room, modern fitted kitchen, downstairs bathroom, three bedrooms including a loft conversion with en suite shower room. The house has double glazing and combi gas fired central heating. There is a front garden and there is a good size mature, well established south facing back garden.

FRONT

Low level brick wall to the front boundary, fencing to both side boundaries, a wooden gate gives access to a paved front garden with flower bed planted with well established plants and shrubs and a wooden front entrance door with semi circular top light above gives access to the hall.

HALL

Ceiling light point, ceiling coving, single panel radiator, original style decorative arch, wooden floor and doors to the living room, dining room and an understairs store.

LIVING ROOM 11' 3" x 11' 8" into chimney breast recess (3.44m x 3.55m)

Wooden framed double glazed window to the front elevation; ceiling light point, ceiling rose, ceiling coving, a double panel radiator, an original style cast iron gas fire with a cast iron surround and tiled back and hearth, shelving built in to both chimney breast recesses and a built in double door cupboard to one chimney breast recess housing the gas meter, built in meter cupboard containing the electricity meter and the electricity consumer unit a carpeted floor and two wooden and glazed concertina doors give access to the dining room.

DINING ROOM 11' 3" x 11' 10" into chimney breast recess (3.43m x 3.60m)

PVC double glazed double doors to the rear elevation; ceiling light point, ceiling rose, ceiling coving, wall mounted designer style radiator, an original style cast iron gas fire with a wooden surround and a tiled back and hearth, wooden floor, door to the stairs and an open archway to the kitchen.

KITCHEN 12' 2" x 6' 4" (3.71m x 1.92m)

PVC double glazed window to the side elevation; ceiling light point, wall mounted cupboards one of those contains a 'Worcester' combi gas fired central heating boiler, floor mounted cupboards and drawers, worksurfaces to two sides, tiled splash backs, a stainless steel one and a half bowl single drainer sink unit with mixer tap, a four ring gas cooker with integrated cooker hood with light and grease filter above, space and plumbing for an automatic washing machine, space for a tumble dryer, space for an upright fridge freezer, wooden floor and a concertina door to the rear lobby.

REAR LOBBY

Ceiling light point, composite door with cat flap to the side elevation, wooden floor, double wooden doors to a storage area and a door to the downstairs bathroom.

DOWNSTAIRS BATHROOM 6' 3" x 6' 4" (1.91m x 1.94m)

PVC double glazed obscure glass window to the rear elevation; ceiling light point, wall mounted extractor,



single panel radiator, close coupled W/C, pedestal wash hand basin with tiled splash backs, bath with panelled side, mixer tap bath filler, thermostatically controlled shower above and tiled splash backs, and a wooden floor.

STAIRS AND FIRST FLOOR LANDING

Carpeted stairs with handrail give access to the first floor landing, ceiling light point and doors to two bedrooms and the stairs to the loft conversion.

BEDROOM ONE 11' 4" x 15' 0" into chimney breast recess (3.46m x 4.56m)

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

BEDROOM TWO 11' 3" x 8' 5" into chimney breast recess (3.44m x 2.57m)

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

STAIRS TO BEDROOM THREE LOFT CONVERSION

Three ceiling spot light fittings, carpeted floor and open doorway to bedroom three.

BEDROOM THREE L SHAPED ROOM 15' 5" max x 15' 0" max (4.71m x 4.56m)

PVC double glazed window to the rear elevation; ceiling light point, ceiling mounted smoke alarm, double panel radiator, door to under eaves store and door to an en-suite shower room.

EN SUITE SHOWER ROOM 8' 1" x 2' 11" (2.47m x 0.88m)

PVC double glazed window to the rear elevation; ceiling light point, close coupled W/C, wall mounted wash hand basin with tiled splash backs, shower enclosure with floor to ceiling tiled splash backs and an electric 'Mira Sprint' shower, built in open storage area with shelving and a tiled floor.

BACK GARDEN

A mature, well established good size south facing rear garden with fencing and hedging to boundaries, patio, a good size lawn, borders and flower beds planted with a variety of plants, shrubs and trees, timber garden shed and an additional patio area at the bottom of garden.





VIEWINGS:- If you would like to book a viewing for this property please contact us. Viewers will need to supply and wear a face covering and will have to observe the published guidelines for social distancing, and hand sanitizing.

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.

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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.

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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.

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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.