



80 GREENHILL ROAD  
MOSELEY  
BIRMINGHAM  
B13 9SU

**Guide Price £525,000**

A very well presented and extended, 3 bedroom traditional style semi detached property situated in a highly regarded road and nicely positioned for access to Moseley Village and Kings Heath High Street. The property has lots of charm, many original style features, well proportioned rooms and briefly comprises: hall, dining room, living room, an extended dining kitchen and a downstairs WC; upstairs there are three bedrooms and a modern fitted bathroom. The house has double glazed windows and combi gas fired central heating. Outside at the front there driveway parking and side access to the south facing back garden. Viewing is highly recommended.

## HALL

A wooden and obscured glass window to the side elevation, ceiling light point, ceiling cornice, picture rail, a fitted original style cupboard, carpeted stairs to the first floor landing, a tiled floor and doors to the dining room, living room, kitchen and downstairs W/C.

## DINING ROOM 14' 6" into bay x 13' 0" into chimney breast recess (4.41m x 3.97m)

Box bay with wooden double glazed bay window with fitted shutters to the front elevation, ceiling light point, ceiling rose, ceiling cornice, picture rail, a double panel radiator, a single panel radiator, an original style cast iron fireplace with tiled back and hearth and a decorative original style surround, fitted bookcases with double door cupboards below within both chimney breast recesses and a carpeted floor.



## LIVING ROOM 17' 10" x 11' 1" into chimney breast recess (5.44m x 3.38m)

A wooden and double glazed window with wooden and glazed top lights above and an adjacent wooden and glazed door to the rear elevation giving access to the rear garden, ceiling light point, picture rail, two double panel radiators, an original style cast iron fireplace with tiled hearth and wooden surround and a carpeted floor.



## DINING KITCHEN 24' 5" x 8' 1" (7.44m x 2.46m)

Wooden and glazed window to the side elevation, a wooden and double glazed window to the rear elevation, a wooden and double glazed door to the side elevation and two roof lights, ceiling spot light fittings, wall mounted cupboards, floor mounted cupboards and drawers, work surfaces to four sides, tiled splash backs, one and a half bowl single drainer sink unit with mixer tap, an integrated dishwasher, an integrated fridge freezer, an integrated freezer, an integrated washing machine, a designer style radiator, and a tiled floor.



## DOWNSTAIRS W/C 4' 8" x 2' 6" (1.41m x 0.77m)

Wooden and glazed obscured glass window to the side elevation, ceiling light point, electricity consumer unit, a single panel radiator, a wall mounted wash basin with a monobloc tap, a close coupled W/C, tiled splash backs and a tiled floor.

## FIRST FLOOR LANDING

A wooden and glazed window to the side elevation, ceiling light point, loft access point with pull down loft ladder, picture rail, a carpeted floor and doors to three bedrooms, bathroom and a built in airing cupboard.

## BEDROOM ONE 14' 6" into bay x 12' 0" to chimney breast excluding built in wardobes (4.41m x 3.65m)

A box bay wooden and double glazed window with fitted shutters, ceiling light point, picture rail, a double panel radiator, an original style fireplace with tiled



hearth, to built in double door wardrobes with double door top boxes above and a carpeted floor.

**BEDROOM TWO 14' 8" x 11' 1" into chimney breast recess (4.47m x 3.37m)**

PVC double glazed window to the rear elevation, ceiling light point, picture rail, dado rail, an original style cast iron fireplace, a double panel radiator, a built in double door wardrobe with double door top boxes above and a carpeted floor.



**BEDROOM THREE 10' 9" x 8' 4" (3.28m x 2.53m)**

PVC double glazed window to the rear elevation, ceiling light point, picture rail, dado rail, single panel radiator and a carpeted floor.





**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 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:-**

**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.

**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):-** 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.

**THE PROPERTY OMBUDSMAN:-** Grovers 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 Grovers 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: [grovers.uk.com](http://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.