

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



35 LYNDWORTH ROAD
STIRCHLEY
BIRMINGHAM
B30 2UG

Offers Over £350,000

An extended, recently renovated and stylishly presented semi detached house, well located for access to the newly opened Pineapple Road Station, local shops, Highbury Park, and the regional road network along A441 Pershore Road and the A435 Alcester Road South. The property briefly comprises: stairs, living room with wood burning stove, modern fitted dining kitchen with integrated appliances, kitchen island and patio door to the back garden, utility room, and a modern fitted downstairs shower room; upstairs there are three bedrooms, and a bathroom. The house has PVC double glazing and combi gas fired central heating. Outside there is driveway parking at the front and there is a lovely west facing back garden. The property is being sold with the benefit of NO UPWARD CHAIN.



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FRONT

A dropped kerb gives access to a block paved driveway, dwarf brick walls to the side boundaries, side gate gives access to the back garden and there are steps down from the driveway to a PVC double glazed porch door.

PORCH

Wall mounted light point, PVC double glazed door gives access to the hall.

HALL

PVC double glazed obscured window to the side elevation, two ceiling light points, carpeted stairs with handrail to the first floor landing, single panel radiator, engineered oak wooden flooring, door and two drawers to understairs storage, double door to a meter cupboard housing the electricity meter and the electricity consumer unit and doors to the living room and dining kitchen.

UNDERSTAIRS CUPBOARD

Housing the combi gas fired central heating boiler and having shelving for storage.

LIVING ROOM 16' 8" x 11' 7" into chimney breast recess (5.08m x 3.52m)

PVC double glazed window to the front elevation, ceiling light point, single panel radiator, wood burning stove with slate hearth and wooden lintel above and a wood effect laminate floor.

DINING KITCHEN 19' 6" x 11' 6" (5.94m x 3.50m)

PVC double glazed sliding patio doors to the rear elevation giving access to the back garden and a PVC double glazed window to the side elevation, ceiling light points, ceiling spot light fittings, double panel radiator, wall mounted cupboard, floor mounted cupboards and drawers, worksurfaces to two sides to include island unit with breakfast bar, tiled splash backs, single bowl sink unit with mixer tap and drainer grooves to work top, integrated four ring gas hob with concealed cooker hood having light and grease filter, integrated combi microwave and oven, integrated fridge freezer, integrated dishwasher, integrated bin drawer, engineered oak wooden flooring in the dining area of kitchen, tiled floor in the kitchen area and doors to a utility area inner lobby area.

UTILITY ROOM 9' 3" into fitted cupboard x 5' 0" (2.82m x 1.53m)

Ceiling light point, wall mounted cupboards, floor mounted cupboard, space for a washing machine, single panel radiator, fitted sliding mirrored cupboard and a vinyl floor.



INNER LOBBY

Ceiling light point, wall mounted cupboards, floor mounted cupboards, tiled floor, door to a downstairs shower room and a PVC double glazed obscured glass door gives access to the back garden.

DOWNSTAIRS SHOWER ROOM 6' 0" x 4' 0" (1.84m x 1.23m)

PVC double glazed obscured glass door to the side elevation, ceiling spot light fittings, wall mounted extractor fan, shower cubicle with a thermostatically controlled bar shower with twin heads, back to wall W/C with concealed cistern, corner vanity wash hand basin with a mono block tap, single door cupboard below and a mirrored cupboard above, a ladder style towel radiator, floor to ceiling tiling and a tiled floor.

BEDROOM 1 12' 6" x 9' 5" into chimney breast recess (3.81m x 2.87m)

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

BEDROOM 2 11' 0" x 10' 2" into fitted units (3.35m x 3.11m)

PVC double glazed window to the front elevation, ceiling light point, single panel radiator, three double door fitted wardrobes and fitted shelving to one wall and a carpeted floor.

BEDROOM 3 9' 4" x 7' 5" (2.85m x 2.26m)

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

BATHROOM 7' 9" max including door reveal x 6' 8" (2.36m x 2.02m)

PVC double glazed obscured glass window to the front elevation, ceiling light point, ceiling mounted extractor fan, bath with tiled side, mixer tap bath filler, thermostatically controlled bar shower and glass splash screen, combination vanity wash hand basin with a monobloc tap, double door and single door cupboard below, mirror with lights and a double door and single door cupboard above and a back to wall W/C with concealed cistern, ladder style towel radiator, floor to ceiling tiling and a tiled floor.

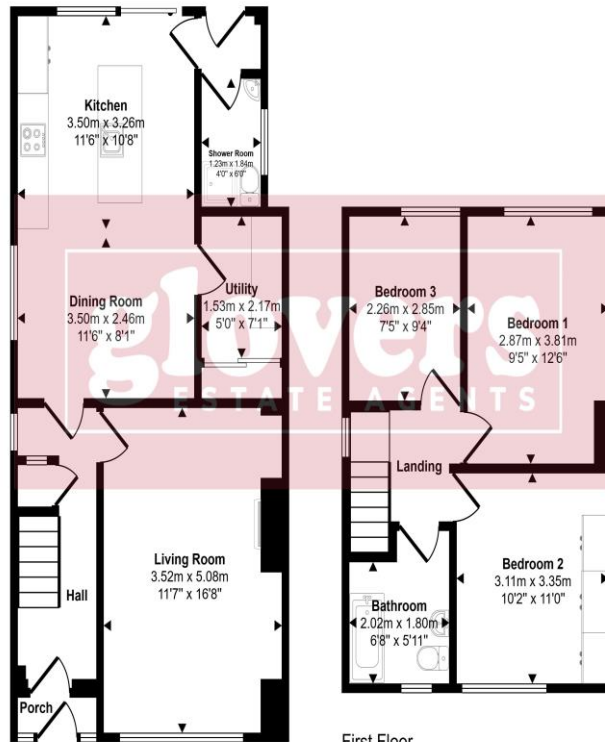
BACK GARDEN

Fencing and hedging to boundaries, gate giving access to the front, paved patio, raised beds, planted borders, garden tap, lawn, garden pond, pea gravel seating area, chicken coop, path to the rear part of the garden giving access to a paved and pea gravelled area where there are raised vegetable / fruit beds, greenhouse, timber garden shed and a tool store.





Approx Gross Internal Area
93 sq m / 1005 sq ft



First Floor
Approx 37 sq m / 397 sq ft

Ground Floor
Approx 56 sq m / 608 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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:- 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 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.