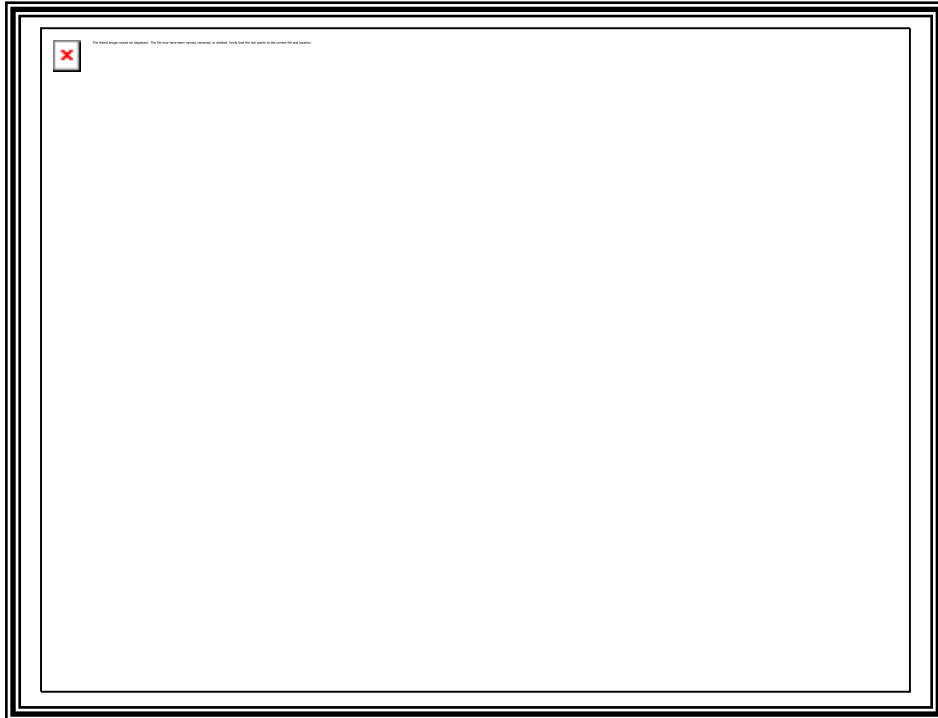


RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



83, COLDBATH ROAD  
KINGS HEATH  
BIRMINGHAM, B13 0AQ

**£1,000 PCM**

A beautifully presented, Victorian style terrace house, well located for bus routes along the A4040 and the regional road network, and having pleasant views towards Moseley Golf Course at the front. The property briefly comprises: living room, breakfast kitchen, three double bedrooms over two floors and a modern downstairs bathroom. The house has PVC double glazing, combi gas fired central heating and a south-east facing rear garden.

**VIEWING**

Strictly by appointment through our Kings Heath office on 0121 443 4343 or by email.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB  
0121 443 4343 • [property@glovers.uk.com](mailto:property@glovers.uk.com) • [www.glovers.uk.com](http://www.glovers.uk.com)

## FRONT

A wooden panelled door leads into the living room.

## LIVING ROOM 13' 8" into bay x 10' 9" into chimney breast recess (4.16m x 3.27m)

A UPVC triple glazed bay window to the front elevation; ceiling light point, gas meter cupboard, electricity meter cupboard, 'Virgin Media' point, single panel radiator, and a doorway into the breakfast kitchen.

## BREAKFAST KITCHEN 11' 10" x 10' 9" (3.60m x 3.27m)

UPVC double glazed window to the rear elevation; ceiling light point, wall mounted period style radiator, wall mounted combi gas fired central heating boiler, a double door wall mounted cupboard, cast iron period style feature fireplace within the chimney breast, stainless steel one and a half bowl single drainer sink unit with a monobloc tap, work surfaces to two sides, tiled splash backs around work surfaces, space and plumbing for an automatic machine, dishwasher, white gloss floor mounted cupboards and drawers, and an 'AEG' four ring gas hob with an electric oven and grill and cooker canopy with a light / grease filter above.

## REAR LOBBY

UPVC double glazed door in the side elevation gives access to the rear garden; two ceiling mounted halogen spot lights, radiator, and a ceramic tiled floor; wooden panelled door gives access to a downstairs bathroom.

## DOWNSTAIRS BATHROOM 10' 11" x 5' 10" (3.32m x 1.78m)

Two UPVC obscured glass windows in the side elevation; two sets of ceiling mounted halogen down lights, ladder style towel rail / radiator, and a suite comprising a close coupled WC, wash hand basin sits on a wooden mount, bath with a panelled side and an enlarged shower area, bath a watering can style head and an additional hand held flexible hose, a wall mounted shower screen, full wall height ceramic tiling, and a ceramic tiled floor.

## FIRST FLOOR LANDING

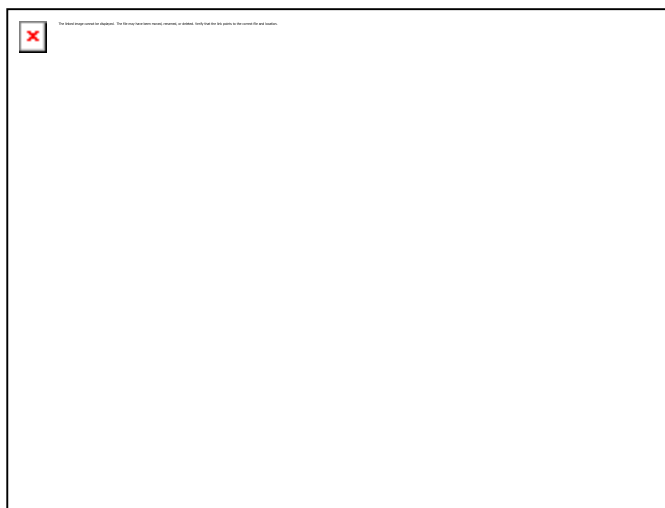
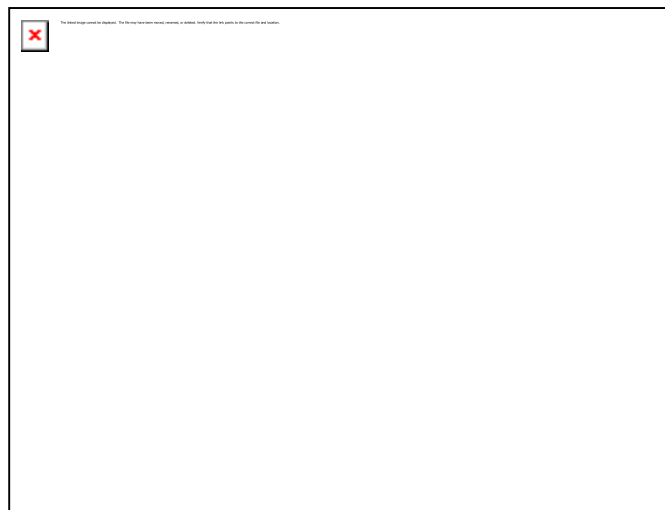
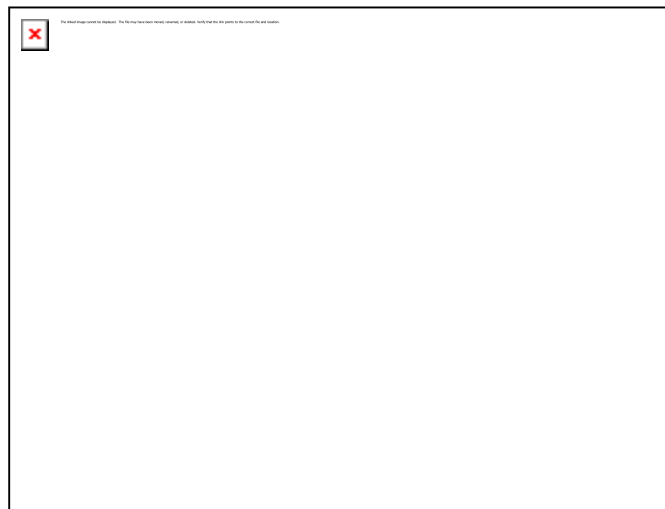
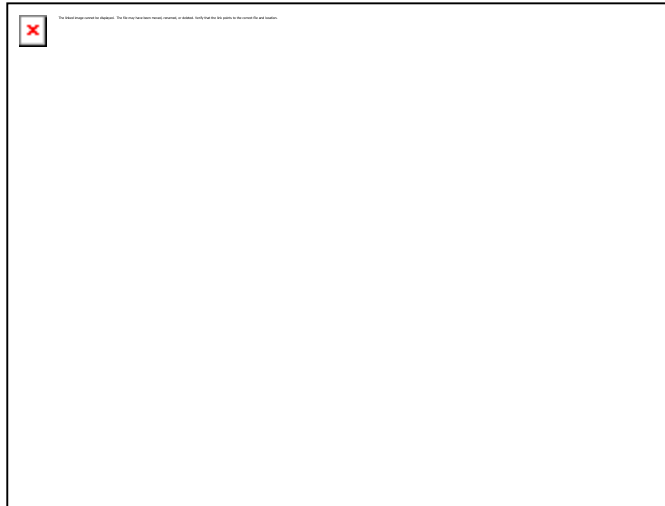
Ceiling light point, single panel radiator; wooden panelled doors to bedrooms one and two, and stairs up to bedroom three.

## BEDROOM ONE 11' 11" x 10' 7" (3.63m x 3.22m)

A very well presented room. UPVC double glazed window to the front elevation; ceiling light point, and a double panel radiator.

## BEDROOM TWO 9' 6" x 10' 7" into chimney breast recess (2.89m x 3.22m)

UPVC double glazed window to the rear elevation; ceiling light point, double panel radiator, and an open under stairs storage area with a hanging rail.



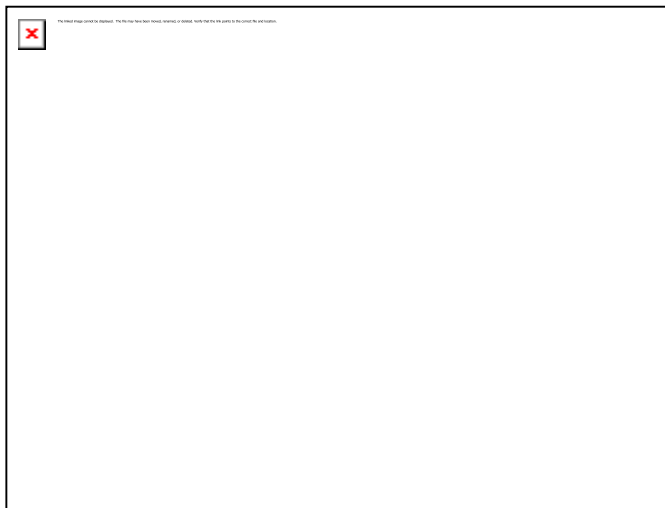
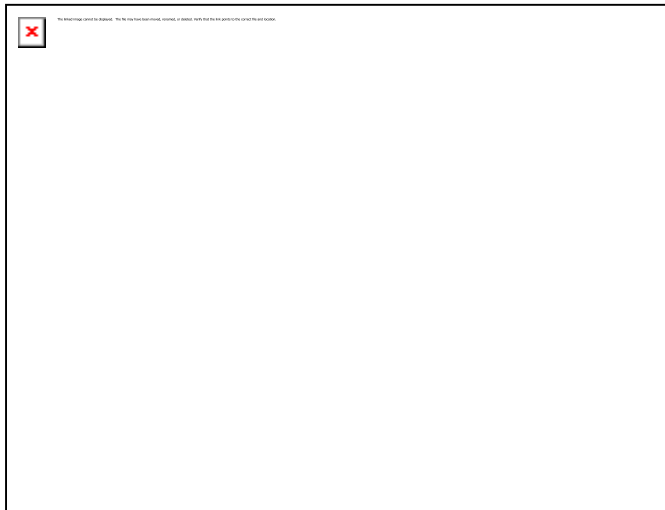
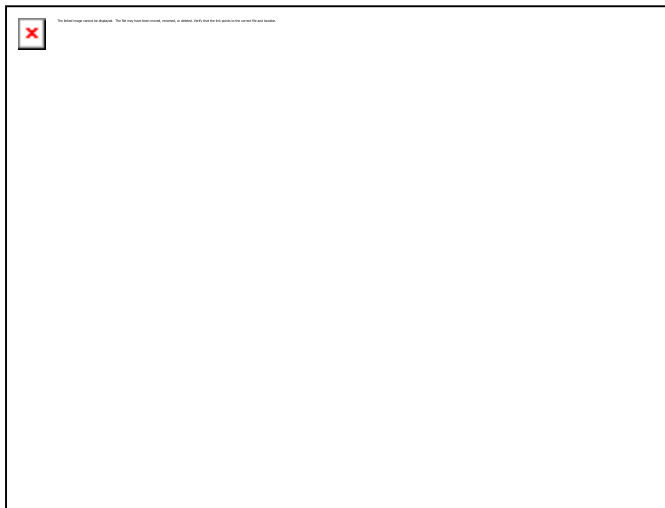
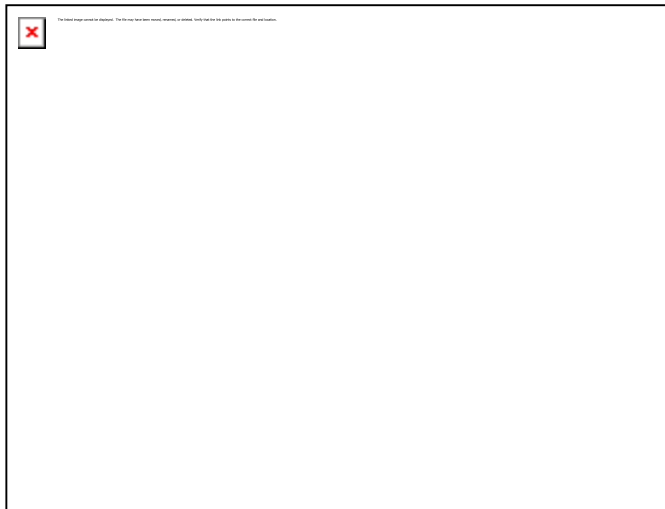
## SECOND FLOOR - BEDROOM THREE

**14' 9" x 7' 11" (4.49m x 2.41m)**

UPVC double glazed window to the front elevation; ceiling light point, wall mounted double panel radiator, and access to a good size under eaves storage area.

## SIDE AREA / REAR GARDEN

Door to the side elevation from the rear lobby leads to a paved area, wooden door gives access to a brick built STORE, and fencing to both side and rear boundaries. There is a right of way across the garden.



## Consumer Protection from Unfair Trading Legislation 2008

- 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.

## The National Association of Estate Agents

We are a member of these organisations and adhere to their codes of practice, and their complaints redress procedures.

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## The National Association of Estate Agents, and The Property Ombudsman

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## 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.

## Planning Permissions and Building Regulation Consents

Any references 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.

## Tenure

The vendor advises us that the property is Freehold. Purchasers must verify tenure details with their solicitor / conveyancer.

**Council Tax Band: B**

## Energy Performance Certificate

The full E P C is available as a paper copy, or as an email in portable document format (pdf), upon request.

