

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



47 VALBOURNE ROAD  
KINGS HEATH  
BIRMINGHAM  
B14 6NE

**GUIDE PRICE £225,000**

A nicely presented and spacious two bedroom semi detached house situated in a cul de sac off Yarningale Road. The property briefly comprises: hall, dual aspect through lounge, fitted kitchen, utility area, two bedrooms and bathroom with electric shower over the bath. The house has combi gas fired central heating and PVC double glazing. Outside there are gardens to the front and back. There is NO UPWARD CHAIN.



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

Hedging to front and one side boundary, lawn, paved steps with handrail give access to a paved path which leads to composite front door which gives access to the hall and gravelled border. There is a PVC double glazed obscured glass window to the side of the property which gives access to the utility area.

## HALL

PVC double glazed obscured glass window to the side elevation, ceiling light point, single panel radiator, alarm panel, carpeted stairs with handrail to the first floor landing and doors to the through lounge, kitchen, an understairs store and a meter cupboard housing the electricity meter, electricity fuse board and the gas meter.

## THROUGH LOUNGE 21' 6" x 11' 0" into chimney breast recess (6.55m x 3.35m)

PVC double glazed window to the front elevation and PVC double glazed double doors with adjacent side panels to the rear elevation, two ceiling light points, double panel radiator, an inset gas fire with hearth and a carpeted floor.

## KITCHEN 8' 0" x 8' 4" (2.44m x 2.54m)

PVC double glazed window to the rear elevation, ceiling light point, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to three sides, tiled splash backs, stainless steel single bowl single drainer sink unit with mixer tap, an integrated four ring gas hob with electric oven below and a cooker hood with light and grease filter above, tiled floor and doors to a side utility area and a store cupboard having shelving for storage.

## UTILITY AREA 12' 7" x 4' 6" (3.83m x 1.37m)

An aluminium framed window to the side elevation, PVC double glazed obscured glass door to the front elevation, wooden door to the side elevation giving access to the rear garden and a door to a store, space and plumbing for an automatic washing machine, space for a tumble dryer, space for an upright fridge freezer, wall mounted combi gas fired central heating boiler and a vinyl floor.



## FIRST FLOOR LANDING

PVC double glazed obscured glass window to the side elevation, ceiling light point, loft access point, doors to two bedrooms, the bathroom and a double door cupboard to a store cupboard having shelving for storage.

## BEDROOM ONE 9' 11" x 14' 8" in chimney breast recess (3.02m x 4.47m)

Two PVC double glazed windows to the front elevation, ceiling light point, single panel radiator, carpeted floor and a built in double door cupboard.

## BEDROOM TWO 11' 4" x 9' 4" max excluding door reveal (3.45m x 2.84m)

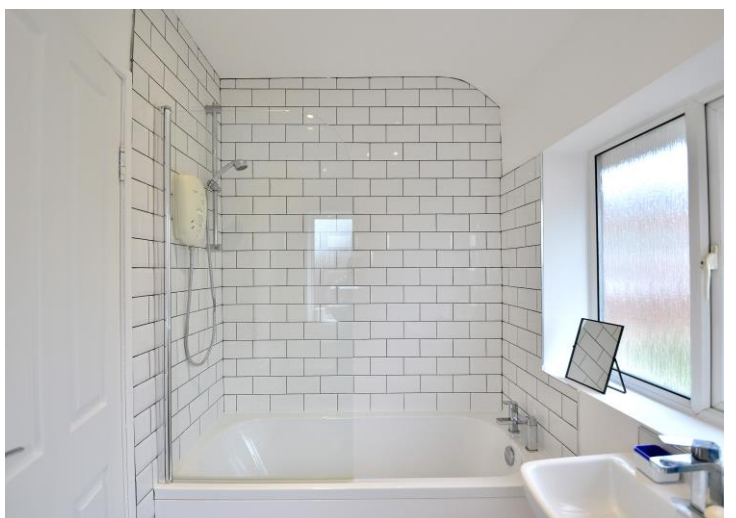
PVC double glazed window to the rear elevation, ceiling light point, double panel radiator, carpeted floor and a built in double door wardrobe with hanging rail.

## BATHROOM 5' 6" x 8' 0" (1.68m x 2.44m)

PVC double glazed obscured glass windows to the rear and side elevations, ceiling spot light fittings, bath with panelled side, mixer tap bath filler, an electric shower above, glass splash screen and tiled splash backs, pedestal wash hand basin, low level W/C, single panel radiator and a tiled floor.

## BACK GARDEN

Fencing to boundaries, paved patio area with low level brick wall sectioning the patio and good sized lawn area, there is a timber garden shed, paved path and a couple of well established evergreen 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:-** 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](http://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.