

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



38 HEATHFIELD ROAD
KINGS HEATH
BIRMINGHAM
B14 7DB

GUIDE PRICE £550,000

An impressive and incredibly spacious Edwardian style terrace house, known as 'Woodville House', this property has a great deal of period detail and character including cupola's topped with decorative finials at the front. This excellent family home is situated on a much sought after road and is well located for access to the many schools in the central area of Kings Heath and the local High Street shops and amenities. Well proportioned throughout, the property comprises:- spacious hall with wooden panelled staircase to first floor landing, front living room with stained glass bay window, rear sitting room with a door opening to the back garden, a modern fitted dining kitchen which has been extended and has a bay window to the side and a lovely dresser which is believed to be an original fixture, and an understairs store / downstairs WC; upstairs there is a spacious 'L' shaped landing with a roof light in the rear roof pitch, three double bedrooms (with bedroom one being 15' 5" wide) a well appointed bathroom with roll top bath and walk in shower, and there is a separate WC. The house has combi gas fired central heating and some double / secondary glazed windows. Outside, there is a sizeable and wildlife friendly hedge, double wooden doors and a pedestrian door with stained glass top lights into the coach house. Viewing is essential to fully appreciate this fine property. NO UPWARD CHAIN.



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FRONT

Low level brick wall with hedging to the front and one side boundary, a single and double wrought iron gates give access to a paved and gravelled frontage, wall mounted light point, double wooden doors with original style stain glass top lights above and an adjacent wooden pedestrian door with original style stain glass top light above, steps lead to an original style wooden and stain glass front door with stain glass top light and original style canopy porch above.

HALL

Ceiling light point, a single panel radiator, dado rail, carpeted stairs with original style handrail, balustrade, spindles and panelling to the first floor landing, stripped wooden floor with feature Minton flooring and doors to the living room, lounge, dining kitchen and downstairs W/C.

LIVING ROOM 13' 9" into bay x 12' 11" into chimney breast recess (4.18m x 3.94m)

Wooden and glazed bay window with stain glass top lights to the front elevation, ceiling light point, ceiling rose, ceiling cornice, picture rail, two single panel radiators, shelving built in to both chimney breast recesses with built in double door cupboards below, inset living flame gas fire with granite effect hearth and decorative surround and a carpeted floor.

LOUNGE 12' 6" x 10' 11" into chimney breast recess (3.82m x 3.33m)

A wooden and glazed door with adjacent wooden and glazed side panels and top lights above to the rear elevation, ceiling light point, ceiling rose, ceiling cornice, picture rail, a single panel radiator, shelving with double door cupboard below built in to one chimney breast recess, carpeted floor and an inset living flame gas fire with surround and a tiled back and hearth.

DINING KITCHEN 26' 5" x 12' 4" into bay (8.05m x 3.77m)

KITCHEN - 14' 2" x 12' 4" into bay window (4.32m x 3.77m) A wooden and glazed canted bay window to the side elevation, ceiling light point, two ceiling spot light fittings, wall mounted cupboards, floor mounted cupboards and drawers, work surfaces to two sides, one and a half bowl sink unit with mixer tap, tiled splash backs, an integrated four ring gas hob, an integrated electric oven and grill, space and plumbing for a dishwasher, space for an upright fridge freezer, space and plumbing for an automatic washing machine and a wall mounted combi gas fired central heating boiler. DINING AREA 12' 4" x 8' 11" (3.76m x 2.73m) A wooden and glazed window to the side elevation and wooden and glazed double doors to the rear elevation, two ceiling light points and two single panel radiators. There is a wood effect herringbone pattern floor through out the kitchen and dining area.



DOWNSTAIRS W/C 2' 11" x 5' 2" excluding under stairs storage area (0.89m x 1.58m)

A wooden and glazed window to the side elevation, ceiling light point, a close coupled W/C, a wall mounted wash hand basin with tiled splash back, wall mounted shelving and a wood effect laminate floor.

FIRST FLOOR LANDING

A spacious split level landing having roof light, two ceiling light points, a single panel radiator, carpeted floor and doors to three bedrooms, a bathroom and a separate W/C.

BEDROOM ONE 11' 5" x 15' 5" into chimney breast recess (3.49m x 4.70m)

Two original style wooden and glazed windows with stain glass top lights above to the front elevation, ceiling light point, single panel radiator, an original style cast iron fire place, an open doorway to a built in cupboard and a wooden floor.

BEDROOM TWO 14' 10" x 10' 5" into chimney breast recess (4.53m x 3.17m)

An original style wooden and glazed window with stain glass top lights above to the front elevation, ceiling light point, single panel radiator, an original style fireplace and a carpeted floor.

BEDROOM THREE 9' 1" x 12' 9" into chimney breast recess (2.78m x 3.89m)

A wooden and glazed sash window to the rear elevation, ceiling light point, single panel radiator and a carpeted floor.

BATHROOM 10' 4" x 8' 11" (3.14m x 2.72m)

Wooden and glazed sash windows to the rear and side elevations, ceiling light point, loft access point, a single panel radiator, an original style fireplace, a free standing roll top bath with ball and claw feet, a pedestal wash hand basin with tiled splash backs, walk in shower cubicle with twin head thermostatically controlled bar shower and tiled splash backs and a tiled floor.

SEPARATE W/C 2' 11" x 5' 3" (0.90m x 1.61m)

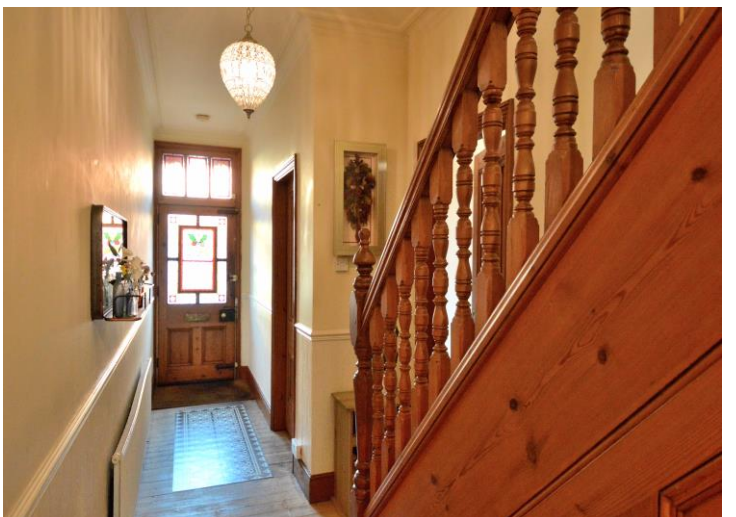
A wooden and glazed sash window to the side elevation, ceiling light point, w/c with high level cistern and a tiled floor.

BACK GARDEN

Paved patio with a paved path and gravelled area to the side of the property, raised beds, a wooden and glazed door gives access to the coach house, fencing and hedging to boundaries, steps up to a good size lawn and there is a variety of shrubs and trees.

COACH HOUSE 12' 8" x 15' 5" (3.85m x 4.71m)

Wall mounted gas and electricity meters and a wall mounted electricity consumer unit.



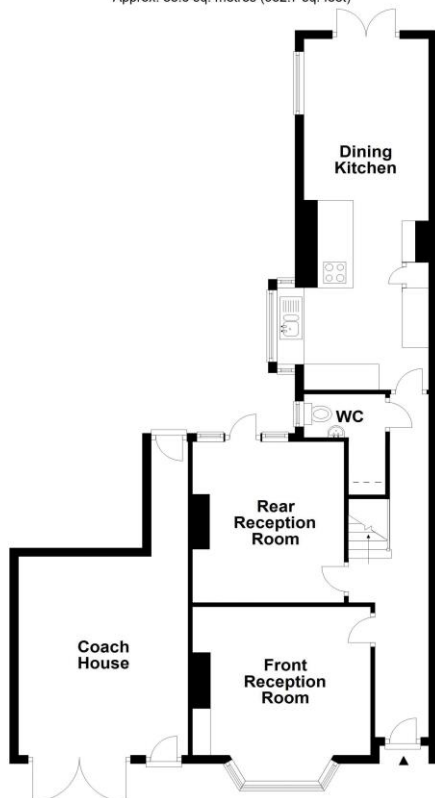




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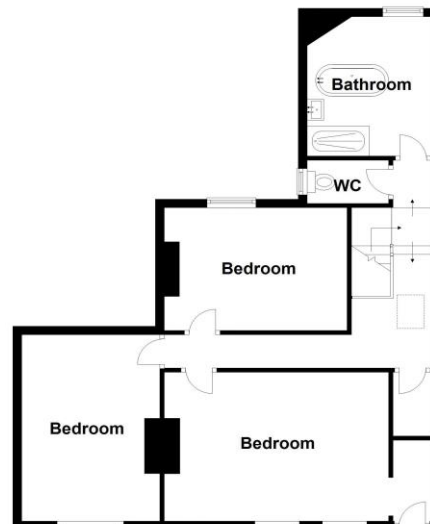
Ground Floor

Approx. 88.5 sq. metres (952.7 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.6 sq. feet)



Total area: approx. 159.7 sq. metres (1719.2 sq. feet)
Not to scale. For illustrative purposes only

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:- D

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.