

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



73 BURNASTON ROAD  
HALL GREEN  
BIRMINGHAM  
B28 8DH

**OFFERS OVER £265,000**

CASH BUYERS ONLY. A sizeable three bedroom semi detached house in need of updating, the house is close to several popular schools and is conveniently located for easy access to Birmingham and Solihull town centres. We believe the property was built in the 1950's and briefly comprises: porch, hall, a through lounge, an extended kitchen and a conservatory; upstairs there are three good size bedrooms, bathroom and a separate WC. The house has gas fired central heating. Outside there is a back garden and there is off road parking at the front and access to the garage at the front. There is NO UPWARD CHAIN.

## FRONT

A dropped curb gives access to tarmac driveway with fencing to one side boundary and a low level brick wall to the front and other side boundary, lawn, a planted bed, double doors to the garage, a low level brick built bin store and PVC double glazed double porch doors with adjacent side panels and top lights above give access to the porch.

## PORCH

Ceiling light point and a wooden and glazed door with an adjacent stain glass window gives access to the hall.

## HALL

Ceiling light point, carpeted stairs with handrail, newel posts and spindles to the first floor landing, a carpeted floor and doors to the through lounge and kitchen.

## THROUGH LOUNGE 26' 9" into bay x 13' 0" max (8.15m x 3.96m)

A wooden and glazed window to the front elevation and an aluminium framed sliding patio door to the rear elevation giving access to the conservatory, two ceiling light points, ceiling coving, a single panel radiator within the bay window, wall mounted gas fire to one chimney breast and a fire surround with tiled back and hearth with a wall mounted gas fire to the other and a carpeted floor.

## CONSERVATORY

A wooden and glazed framed conservatory with wooden and 'Perspex' roof having a wooden and glazed door with adjacent wooden and glazed windows and top lights to the rear elevation, ceiling strip light, two single panel radiators, a carpeted floor and a wooden and glazed door to the kitchen.

## KITCHEN 14' 0" x 7' 0" max (4.26m x 2.13m)

A wooden and glazed window to the rear elevation, a wooden and glazed door to the side elevation giving access to the garage/side area and a wooden and glazed door to the conservatory, two ceiling strip light fittings, wall mounted extractor fan, wall mounted cupboards, floor mounted cupboards and drawers, a stainless steel single bowl single drainer sink unit with mixer tap and tiled splash backs, work surfaces to two sides, space for a gas cooker, space and plumbing for an automatic washing machine, space for an upright fridge freezer, door to an understairs store having shelving for storage and a vinyl floor.



## FIRST FLOOR LANDING

Ceiling light point, loft access point, picture rail, a carpeted floor and doors to three bedrooms, the bathroom and a separate W/C.

## BEDROOM ONE 11' 1" x 12' 11" into chimney breast recess (3.37m x 3.94m)

A wooden and glazed window to the rear elevation, ceiling light point, a single panel radiator, a carpeted floor and an original style fire within the chimney breast.

## BEDROOM TWO 11' 2" x 10' 10" into chimney breast recess (3.41m x 3.31m)

A wooden and glazed window to the front elevation, ceiling light point, a single panel radiator, an original style fire within the chimney breast, a carpeted floor and a built in double door wardrobe with top box above.

## BEDROOM THREE 6' 7" excluding door reveal x 9' 1" (2.00m x 2.76m)

A wooden and glazed window to the front elevation, ceiling light point, a single panel radiator, door to a built in cupboard and a carpeted floor.

## BATHROOM 5' 8" x 7' 0" (1.72m x 2.13m)

Wooden and glazed obscured glass window, ceiling light point, bath with tiled splash backs, a pedestal wash hand basin, a carpeted floor and doors to an airing cupboard.

## SEPARATE W/C 2' 6" x 3' 11" (0.77m x 1.19m)

A wooden and obscured glass window, ceiling light point, a low level W/C

## BACK GARDEN

Fencing and hedging to boundaries, paved patio area, a good size lawn and planted borders.

## GARAGE / SIDE AREA 30' 7" x 7' 5" max (9.32m x 2.25m)

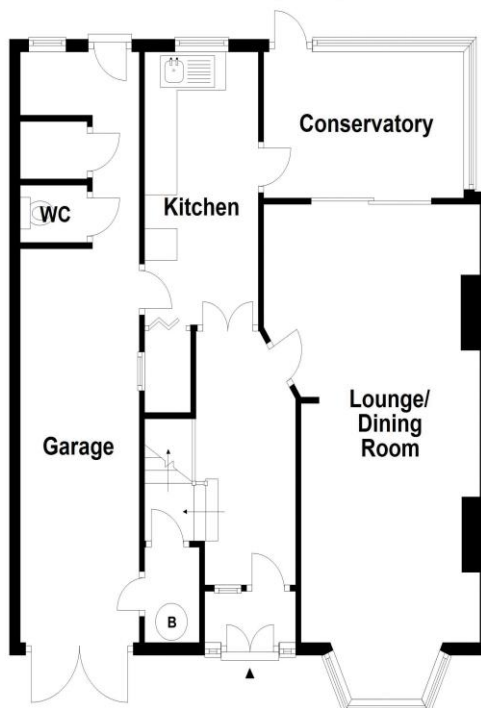




## 73 Burnaston Road, Hall Green, B28 8DH

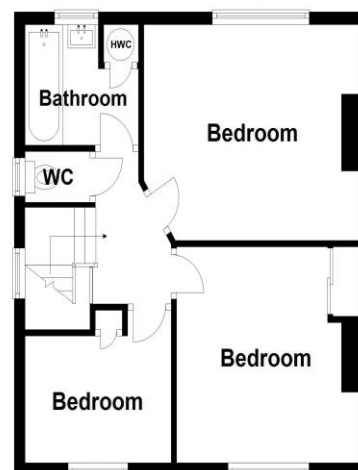
### Ground Floor

Approx. 79.8 sq. metres (859.3 sq. feet)



### First Floor

Approx. 42.7 sq. metres (460.2 sq. feet)



Total area: approx. 122.6 sq. metres (1319.5 sq. feet)  
Not to scale. For illustrative purposes only

**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:-** C

**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.