

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



58 LIVINGSTONE ROAD
KINGS HEATH
BIRMINGHAM
B14 6DN

GUIDE PRICE £700,000

A beautifully presented and extended, 4 bedroom Victorian style semi detached property situated in a well regarded road, and offering good access to the regional road network, King Edward's School, Colmore and Woodthorpe Primary Schools. The property briefly comprises: hall, living room, lounge with double doors opening to the back garden patio, a spacious breakfast kitchen opening to a light filled extended dining room offering a fantastic view of the back garden; upstairs there are four double bedrooms over two floors with the super sized master bedroom having an en-suite bathroom and there is a family bathroom. The house has majority double glazed windows and combi gas fired central heating. Outside, there is a large and well stocked southerly facing back garden (from the back wall of the dining room to the rear boundary the garden is approximately 135 feet in length) the integral garage can be accessed from the front and back gardens; at the front there is a gravelled driveway and a sizeable planted bed. Viewing is highly recommended to fully appreciate the overall quality and charm of this lovely period property. The property is being sold with the added benefit of NO UPWARD CHAIN.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

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FRONT

A dropped curb gives access to a gravelled driveway, fencing, hedging and a brick wall to boundaries, planted beds and borders, double wooden doors give access to the garage and there is a block paved path leading to a canopy porch with a wooden and glazed door which gives access to the hall.

HALL

Two ceiling light points, ceiling coving, a single panel radiator, carpeted stairs with handrail to the first floor landing, a wood effect floor, inset door mat with trap door below to the gas meter, and doors to the living room, lounge, kitchen and an open door to the under stairs cupboard.

LIVING ROOM

A wooden and glazed window with secondary glazing to the front elevation, ceiling light point, ceiling rose, ceiling coving, two single panel radiators and a double panel radiator, a cast iron open fire with wooden surround and a tiled hearth, an original style built in cupboard housing the electricity meter and the electricity consumer unit and a wood effect floor.

LOUNGE

PVC double glazed window and PVC double glazed double doors to the rear elevation giving access to the patio area of the rear garden, ceiling light point, ceiling rose, ceiling coving, two single panel radiators and a wood effect floor.

BREAKFAST KITCHEN

Two PVC double glazed windows to the side elevation, three ceiling light points, ceiling coving, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to two sides, tiled splash backs, a stainless steel single bowl single drainer sink unit with mixer tap, an integrated five ring gas hob with an integrated electric oven below and a stainless steel and glass cook hood with light and grease filter above, space and plumbing for an automatic washing machine, space and plumbing for a dishwasher, space for an upright fridge freezer, a 'Worcester' combi gas fired central heating boiler enclosed within a wall mounted cupboard, an original style inset brick fire place with an original style wooden fireplace, a built in original style cupboard and drawers, a single panel radiator, a tiled floor and a large open door way to the dining room.



DINING ROOM

A dual aspect room having two PVC double glazed windows and PVC double glazed double doors to the side elevation opening to the garden patio area and a PVC double glazed window to the rear elevation over looking the garden, two 'Velux' roof lights, ceiling spot light fittings, a double panel radiator and a tiled floor.

FIRST FLOOR LANDING

'Velux' roof light, ceiling light point, ceiling spot light fittings, carpeted stairs with handrail to the second floor landing, carpeted floor and doors to three bedrooms and the bathroom.

BEDROOM ONE

Two PVC double glazed windows to the rear elevation, two ceiling light points, two single panel radiators, two large built in double door wardrobes with drawers below, a wood effect floor and doors to a built in cupboard having shelving for storage and to the ensuite.

ENSUITE

A wooden and double glazed sash window to the front elevation, ceiling spot light fittings, a wall mounted light point, a wall mounted extractor fan, bath with panelled side and mixer tap bath filler with shower connection, a pedestal wash hand basin with mixer tap, a close couple W/C, tiled splash backs, a single panel radiator, a built in cupboard with shelving for storage and a tiled floor.

BEDROOM TWO

Three wooden and glazed sash windows with secondary glazing to the front elevation, ceiling light point, ceiling coving, two single panel radiators, and original style cast iron fire place with a tiled hearth, door to a built in understairs cupboard and a wood effect floor.

BEDROOM THREE

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

BATHROOM

PVC double glazed obscured glass window to the side elevation, ceiling spot light fittings, bath with panelled side and a mixer tap bath filler with shower attachment, a pedestal wash hand basin, a low level W/C, a double panel radiator and a tiled floor.

BEDROOM FOUR

Wooden and double glazed window to the rear elevation and a double glazed roof light to the front elevation, ceiling spot light fittings, a single panel radiator, a wood effect floor and two low level doors to under eaves storage.



SECOND FLOOR LANDING

Ceiling spot light fittings, a double glazed roof light to the front elevation and door to bedroom four.

BACK GARDEN

A super sized and well maintained garden which measures approximately 135 feet from the rear boundary to the back of the dining room wall, fencing and hedging to boundaries, paved patio with a raised beds, wall mounted outside light, door to the garage, an outside tap, a good size lawn, well established trees, shrubs and plants, at the rear of the garden there is a low level brick wall with steps up to a raised area which houses a log store and composting area.





**58 Livingstone Road,
Kings Heath, B14 6DN**



Total area: approx. 182.8 sq. metres (1967.3 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 In order to ensure our continued compliance with data protection and privacy laws, we may update the Privacy Policy from time to time.