

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



30 SOUTH ROAD
KINGS HEATH
BIRMINGHAM
B14 7SE

GUIDE PRICE £280,000

A very well presented Victorian style terrace house, well located for access to local parks, shops, amenities and the regional road network. The property briefly comprises: lounge, dining room, a modern fitted kitchen, two good size bedrooms and a modern fitted bathroom with a separate shower enclosure. The house has double glazed windows and combi gas fired central heating. Outside, at the rear there is a brick built store, a secluded south west facing garden and access to a communal garden known as the 'secret garden'. There is NO UPWARD CHAIN.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

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FRONT

LOUNGE 13' 7" into bay x 10' 10" into chimney breast recess (4.14m x 3.29m)

A double glazed bay window to the front elevation, ceiling light point, ceiling light point, gas and electricity meter cupboards, shelving to one chimney breast recess, log burning stove and hearth, a single panel radiator, wooden flooring and a door to the dining room.

DINING ROOM 14' 10" x 10' 10" into chimney breast recess (4.52m x 3.31m)

A double glazed window to the rear elevation, ceiling light point, ceiling coving, single panel radiator, wooden flooring and doors to the kitchen and to the stairs which gives access to the first floor landing.

KITCHEN 10' 11" x 5' 10" (3.34m x 1.78m)

A wooden and glazed sash window and a wooden and glazed door with top light above to the side elevation, ceiling light point, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to two sides, single bowl single drainer sink unit, wall mounted combi gas fired central heating boiler, space and plumbing for an automatic washing machine, an integrated 4 ring hob with electric oven and grill below and light and grease filter above, space for a fridge freezer, single panel radiator and a tiled floor.

FIRST FLOOR LANDING

Two ceiling light points, loft access point and doors to two bedrooms and a bathroom.

BEDROOM ONE 11' 9" x 10' 10" into chimney breast recess (3.59m x 3.29m)

A double glazed window to the front elevation, ceiling light point, ceiling coving, door to an over stairs cupboard having hanging rail and shelving, single panel radiator and a carpeted floor.

BEDROOM TWO 11' 8" x 7' 11" into chimney breast recess (3.55m x 2.42m)

A double glazed window to the rear elevation, ceiling light point, ceiling coving, double panel radiator and a carpeted floor.

BATHROOM 11' 11" x 5' 8" (3.64m x 1.73m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, ceiling mounted extractor fan, loft access point, shower enclosure with floor to ceiling tiling, bath with panelled side and tiled splash backs, pedestal wash hand basin, good size built in storage cupboard with shelving, ladder style towel radiators and a tiled floor.

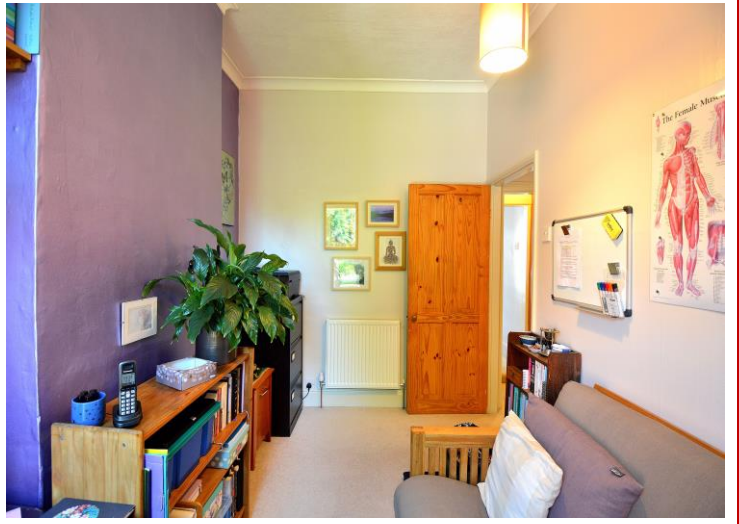
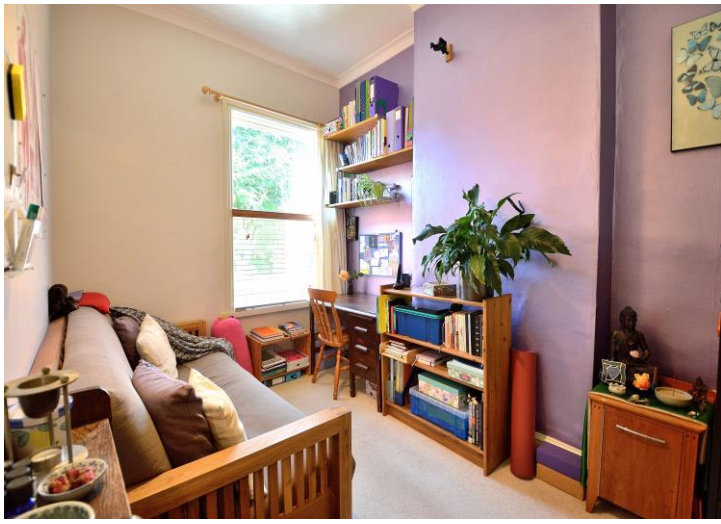
BACK GARDEN

Fencing to both side and rear boundaries, there is a gate in the rear garden to a 'Secret' garden which is a shared garden for some of the residence on South



Road. In the garden of number '30' there is a predominately blue brick patio area, planted borders, well established planted beds, blue brick path, door to a potting shed that has a roof light, light point, plumbing and shelving and door to an outbuilding having ceiling light point.





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:- 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 NFOFP 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.