

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



29 HOLLIE LUCAS ROAD
KINGS HEATH
BIRMINGHAM
B13 0QJ

GUIDE PRICE £375,000

An extended and well presented three bedroom, 1950's style semi detached house situated in a much sought after location. The property briefly comprises: porch, hall, through lounge, fitted breakfast kitchen, sun room, an above size garage with utility area and downstairs WC; upstairs there are three bedrooms, a pull down loft ladder gives access to a loft room having a dormer window to the rear and a fitted bathroom. The house has double glazed windows and combi gas fired central heating. Outside, there is a driveway parking and a garden at the front and there is an excellent sized south west facing back garden. The property has potential for side and rear extension and viewing is highly recommended.



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FRONT

A dropped curb gives access to a block paved driveway, low level brick wall to the front and side boundary, planted beds and hedging, a small shaped lawn, door giving access to the side elevation, double wooden garden doors and a PVC double glazed door gives access to the porch.

PORCH

Wall mounted light point, a carpeted floor and a wooden and glazed door with adjacent wooden and glazed side panel gives access to the porch.

HALL

Ceiling light point, single panel radiator, built in double door cupboard houses electricity meter, electricity fuse box and gas meter, carpeted stairs with decorative wrought iron balustrade to the first floor landing, carpeted floor and doors to the interconnecting living room/dining room and a breakfast kitchen.

LIVING ROOM / DINING ROOM 24' 2" into bow window x 13' 2" max / into chimney breast recess (7.36m x 4.01m)

PVC double glazed bow window to the front elevation and a wooden and glazed door with adjacent wooden and glazed side panels to the rear elevation giving access to the sun room, two ceiling light points, ceiling coving, single panel radiator, gas fire with hearth and a carpeted floor.

BREAKFAST KITCHEN 8' 4" x 12' 1" (2.54m x 3.68m)

A wooden and glazed window to the rear elevation over looking the sun room, ceiling light point, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to three sides including a breakfast bar area, stainless steel one and a half bowl single drainer sink unit with mixer tap, tiled splash backs, serving hatch open to the dining area, an integrated four ring gas hob with an integrated electric oven below, space for a ladder fridge, single pane radiator, vinyl floor and doors to an under stairs store/pantry having shelving for storage and a wooden and glazed obscured glass window to the side elevation and a wooden and glazed door to the side elevation giving access to the side area/utility room.



SUN ROOM 6' 11" x 19' 5" (2.11m x 5.91m)

Wooden and glazed doors and windows to the rear elevation giving access to and overlooking the back garden, double panel radiator and a carpeted floor.

SIDE AREA / UTILITY 12' 2" x 11' 1" max (3.71m x 3.38m)

Wall mounted light point, space and plumbing for an automatic washing machine, space for an upright fridge freezer, wall mounted cupboards, electricity power points, a wooden and glazed door with an adjacent aluminium and glazed window to the rear elevation giving access to the rear garden, wooden and glazed door to the front elevation, door to a downstairs W/C, door to a store and a wooden and glazed door to the garage.

DOWNSTAIRS W/C

A low level W/C, wall mounted glow worm combi gas fired central heating boiler.

GARAGE 17' 2" x 8' 4" (5.23m x 2.54m)

A ceiling light point, wooden and glazed window to the rear elevation and double wooden garage doors to the front elevation.

FIRST FLOOR LANDING

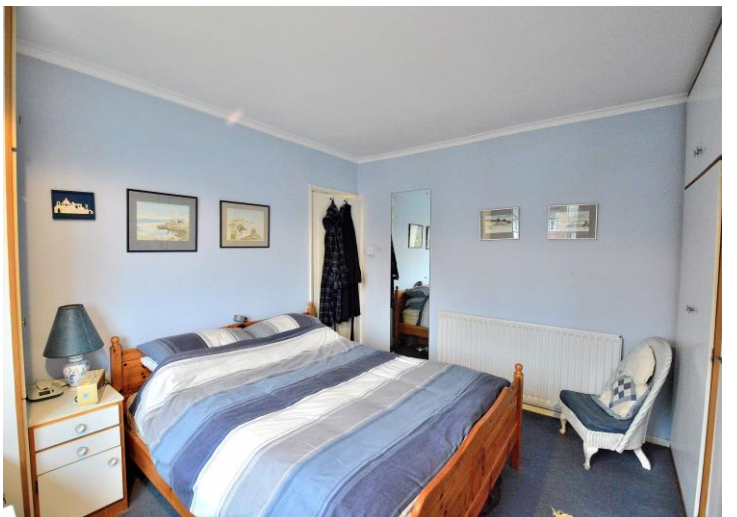
A double glazed obscured glass window to the side elevation, ceiling light point, loft access point, carpeted floor and doors to three bedrooms and the bathroom.

BEDROOM ONE 12' 4" x 12' 0" into chimney breast recess (3.76m x 3.65m)

PVC double glazed window to the front elevation, ceiling light point, single panel radiator, two double door wardrobes with double door top boxes above built in to both chimney breast recesses, a single door wardrobe with top box above, two fitted chest of drawers under the window and a carpeted floor.

BEDROOM TWO 8' 7" x 12' 0" (2.61m x 3.65m)

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



BEDROOM THREE 8' 11" max x 7' 4" (2.72m x 2.23m)

PVC double glazed window to the front elevation, ceiling light point, single panel radiator, door to a built in wardrobe over the stairs bulk head and a carpeted floor.

BATHROOM 5' 6" x 7' 5" (1.68m x 2.26m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, double panel radiator, bath with panelled side, mixer tap and a thermostatically controlled bar shower above, combined vanity wash hand basin with double door cupboard and an adjacent single door cupboard below and mix tap, back to wall close coupled w/c with enclosed cistern, doors to a built in airing cupboard and a carpeted floor.

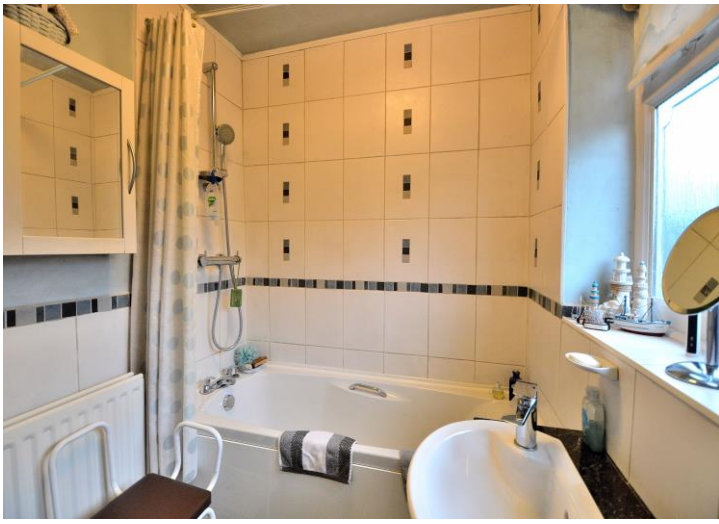
LOFT ROOM 9' 5" x 14' 1" (2.87m x 4.29m) UP TO UNDER EAVES STORAGE AREAS

Ceiling light point, roof light to the rear elevation, carpeted floor and doors to an under eaves storage area.

BACK GARDEN

A well stocked mature south west facing garden having fencing to boundaries, paved patio area, planted beds and borders, path leading to the rear of the garden and a two good size lawn areas separated by the path and a raised planted bed.

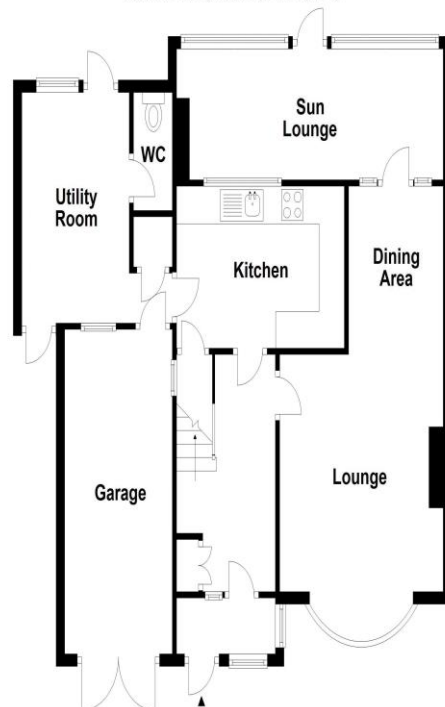




29 Hollie Lucas Road, Kings Heath, B13 0QJ

Ground Floor

Approx. 83.8 sq. metres (901.6 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



Total area: approx. 124.1 sq. metres (1335.8 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:- 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.

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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.