

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



36 HEATHFIELD ROAD
KINGS HEATH
BIRMINGHAM
B14 7DB

GUIDE PRICE £410,000

A beautifully presented Edwardian style terrace house, believed to have been built circa 1904, having a great deal of period detail and character. Well proportioned and spacious throughout, the property comprises:- vestibule, hall with staircase to first floor landing, front living room, rear dining room with doors to the dining kitchen and to an under stairs store, a wide and excellent size modern dining kitchen with two sets of double doors to rear garden patio and to the wide side area, and integrated appliances such as a gas hob, an electric oven, a concealed extractor fan, and a fridge freezer; upstairs there are three double size bedrooms (with Bedroom 1 being 16'10" wide), a well appointed modern bathroom with spa bath and overhead shower, and a pull down loft access point, the loft is boarded for storage and has roof lights in the rear roof pitch. The house has combi gas fired central heating, and double glazed windows at the front. Outside, at the front there is a planted garden, brick boundary wall and wrought iron gate, and gated access to the side tunnel entrance which is shared only with the neighbouring house, number 34; at the rear there is an exceptionally attractive, mature, good size, and well stocked, south facing garden, including a patio adjacent to the kitchen doors, and a wide side area with external light and power sockets, giving gated access to the side tunnel entrance.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

0121 443 4343 • property@glovers.uk.com • www.glovers.uk.com

FRONT

FRONT Brick wall to the front boundary with wooden gate posts and a wrought iron gate, path to the front door, brick wall to the side tunnel entrance boundary; the front garden is attractively planted with shrubs. **ACCOMMODATION** An original style wooden panelled door with leaded and stained glass top light above leads into the vestibule.

VESTIBULE

Ceiling cornice, consumer unit, coir matting, original style wooden panelled and glazed door with a top light above, to the hall.

HALL

Hardwood flooring, staircase with a handrail to the first floor landing, arch with 'maids of honour' ceiling cornice, ceiling mounted halogen down lights, single panel radiator, central heating control unit, and original style wooden four panel doors to the living room, and dining room.

LOUNGE 15' 6" into canted bay x 11' 4" into chimney breast recess (4.72m x 3.45m)

A wide original style three sided bay window with double glazed sash windows to the front elevation; ceiling cornice ceiling rose, ceiling light point, picture rail; a contemporary style cast iron fire place and mantel piece fitted with a living flame gas fire, and a polished granite hearth; telephone point, Cable point, gas meter cupboard, and a double panel radiator.

DINING ROOM 11' 2" x 11' 5" into chimney breast recess (3.40m x 3.48m)

Original style sash window to the rear elevation; ceiling cornice, ceiling rose, ceiling light fitting, picture rail; arched recess within the chimney breast and a quarry tile hearth; central heating radiator with cover; TV aerial point; a wooden panelled and glazed door to the dining kitchen, and an original style door to an under stairs STORE having a light point, shelves, and coat hooks.



DINING KITCHEN 21' 4" x 9' 2" into chimney breast recess (6.49m x 2.80m)

An excellent size, wide, dining kitchen with two sets of double glazed double doors to the side and rear elevations giving access to the rear garden patio, and to the side area, and two windows in the side elevation; ceramic tiled floor throughout; ceiling mounted spot light fittings, a ceiling light point in the dining area, and a double panel radiator. The kitchen has floor mounted cupboards and drawers including pan drawers, wall mounted cupboards including one cupboard with a glazed door, glass shelves, and internal light, under cupboard lighting, work surfaces to two sides, a white ceramic double sink with a monobloc tap, tiled splash backs, an integrated fridge and freezer with storage space above, plumbing for an automatic washing machine, plumbing for a dishwasher, and space for a tumble dryer; a feature recess within the chimney breast having a surround and mantelpiece containing a five burner gas hob, a glass fronted electric oven, and a concealed combined light / extractor above the hob, with bottle storage units and shelves on either side of the oven.

FIRST FLOOR LANDING

Wooden newel post, handrail, and balusters; ceiling mounted halogen down lights, single panel radiator, a stripped original style panelled and glazed door to the bathroom, and original style four panel doors to bedrooms one, two and three, and to a STORE cupboard over the stairs fitted with shelves, a light point, and having a loft access point. We understand that there is pull down loft ladder on the landing and the loft is boarded for storage and has two roof lights to the rear roof pitch.

BEDROOM ONE 13' 2" x 16' 10" into chimney breast recess (4.02m x 5.12m)

An excellent size room with two original style double glazed sash windows to the front elevation; ceiling cornice, ceiling rose, picture rail, period style fire surround with a cast iron insert and tiled hearth, ceiling light point, and a double panel radiator.

BEDROOM TWO 11' 3" x 10' 5" into chimney breast recess (3.43m x 3.18m)

Original style sash window to the rear elevation, ceiling light point, and a single panel radiator.

BEDROOM THREE 11' 6" x 9' 3" into chimney breast recess (3.51m x 2.82m)

Original style sash window to the rear elevation with a pleasant view of the rear garden, ceiling light point, and a single panel radiator.



BATHROOM 9' 3" x 5' 10" (2.81m x 1.79m)

A well appointed modern bathroom. Original style double glazed sash window in the side elevation, 'spa' bath with jets, central mixer tap and shower fitting, integral waste, thermostatically controlled over head Deluge shower, folding splash screen, and a tiled side; full wall height ceramic tiling, ceramic tile floor, close coupled WC, wall hung wash hand basin with chrome fittings, monobloc tap and integral waste, and towel rail; ceiling mounted halogen down lights, ceiling mounted extractor fan, ladder style towel rail / radiator; and a BOILER CUPBOARD with a glazed door containing a 'Worcester' combi gas fired central heating boiler, and shelving.



BACK GARDEN

A beautiful and mature south facing rear garden in four sections, comprising a patio area leading from the kitchen having a switch operated wall mounted lantern light, a lawn with planted borders, having brick paving leading to another lawned area which in turn gives access through an arch to the fourth section of the garden where is situated a timber garden shed; throughout there is a wide variety of evergreen and deciduous shrubs, trees, and herbaceous plants, including a pear tree.



SIDE AREA

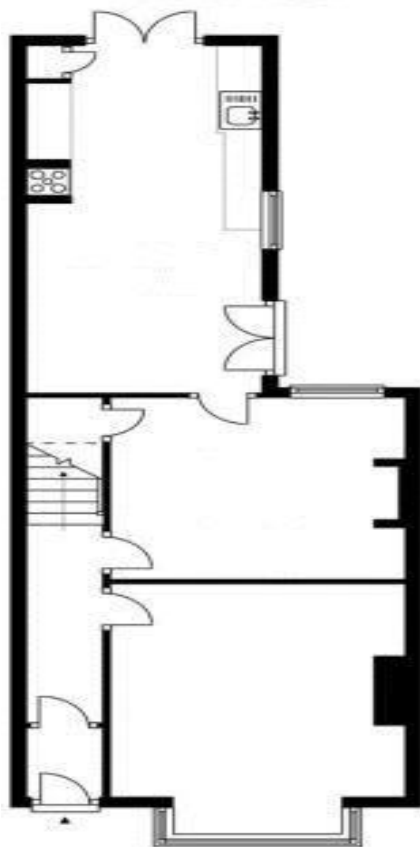
A wide paved side area with fenced boundary, external electricity sockets, wall mounted lantern light, gate to the side tunnel entrance with electricity meter.



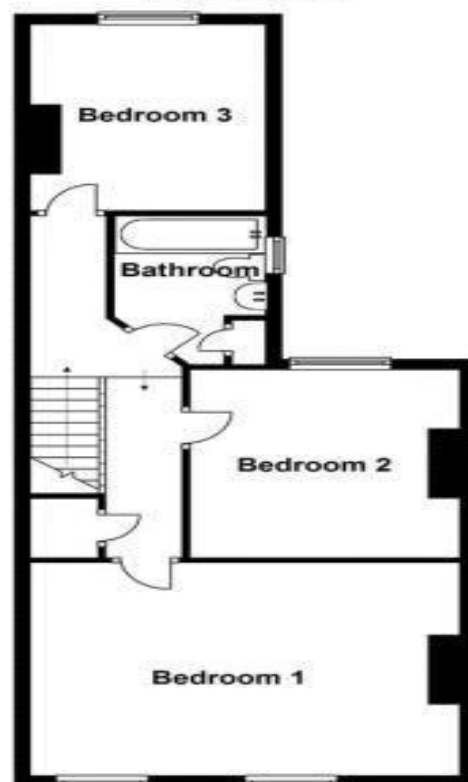


**36 Heathfield Road,
Kings Heath, B14 7HG**

Ground Floor



First Floor



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:- 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 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.