

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



112 ALCESTER ROAD SOUTH  
KINGS HEATH  
BIRMINGHAM  
B14 7PR

**Guide Price £500,000**

A very nicely presented 4 bedroom semi detached family home with 1930's period style features, extended at the rear and to the side, providing well proportioned and spacious accommodation. Well located for access to the shops and amenities of Kings Heath High Street, and set back from the road behind an extensive full width block paved driveway. Comprising:- porch, hall, under stairs cloaks area, dining room, a lounge with a gas fire and double doors to the west facing rear garden patio; a splendid 'L' shape dining kitchen with double doors to the rear garden patio, built in cupboards, a gas fire, and modern cabinets with gas hob, and electric ovens, grease filter, an integrated dishwasher, and an integrated fridge / freezer, a door leads to;- 1) a store containing the combi boiler, 2) a WC, and 3) access through to a utility area with sink unit and plumbing for washing machine. Upstairs there 4 good size bedrooms with the rear main bedroom having a range of fitted furniture, and pleasant views across gardens, a good size modern bathroom with a bath and a separate shower cubicle a bath, and separate lavatory. Combi gas central heating and PVC double glazing. Carpets curtains and blinds are included in the sale. Outside the garden is west facing, mainly lawn, with a full width patio, and a concealed area to the side of the timber garden shed which was used for growing vegetables. The property is being sold with the benefit to the purchaser of NO UPWARD CHAIN.



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## FRONT

A dropped curb gives access to a block paved driveway having brick walls to the front and one side boundary and fencing to the other side boundary, planted beds and borders, wooden gate giving side access, double metal garage doors, a wall mounted light point and a PVC double glazed door with adjacent PVC double glazed side panels give access to the porch.

## PORCH

Ceiling light point, a tiled floor, meter cupboard housing the gas meter and door to a wooden, leaded and stain glass door with adjacent wooden, leaded and stain glass window gives access to the hall.

## HALL

Two ceiling light points, original style plate shelf, a single panel radiator, carpeted stairs with handrail to the first floor landing, open doorway to an understairs store, a carpet floor and doors to the living room, lounge, and dining kitchen.

## DINING ROOM 15' 0" into bay x 12' 5" into chimney breast recess (4.57m x 3.78m)

PVC double glazed bay window to the front elevation, ceiling light point, two single panel radiators, a built in double door cupboard to one chimney breast recess and a carpeted floor.

## LOUNGE 15' 8" into bay x 12' 4" into chimney breast recess (4.77m x 3.76m)

PVC double glazed door with PVC double glazed windows with PVC double glazed top lights above within a bay to the rear elevation, ceiling light point, ceiling coving, picture rail, two single panel radiators, an inset gas fire with decorative back and surround and a granite effect hearth and a carpeted floor.

## DINING KITCHEN 21' 7" max x 16' 11" max (6.57m x 5.15m)

PVC double glazed sliding doors to the rear elevation giving access to the rear garden, PVC double glazed windows to both side elevations two ceiling light points, ceiling spot light fittings, picture rail, built in double door cupboards, wall mounted gas fire, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to three sides with matching upstands to include a breakfast bar island with cupboards below, integrated fridge freezer, integrated dishwasher, integrated four ring gas hob with an electric oven and grill below a stainless steel splash back, stainless and glass cooker canopy with light and grease filter, a wooden effect floor and a door to a covered side area.



### REAR LOBBY / UTILITY AREA

Ceiling light point, a vinyl floor and doors to a store / boiler cupboard, a door to a downstairs W/C, wooden and glazed doors to both the front and side elevations, a stainless steel single bowl single drainer sink unit with cupboard below, space and plumbing for an automatic washing machine and a space for a tumble dryer. The side elevation door gives access to a side area where there is a gate to the front elevation giving access to the front driveway.

### DOWNSTAIRS W/C

A wooden and obscured glass window to the side elevation, ceiling light point, a low level W/C, a wall mounted wash hand basin with tiled splash backs and a vinyl floor.

### STORE/BOILER CUPBOARD

Ceiling light point and housing the combi gas fired central heating boiler.

### FIRST FLOOR LANDING

PVC double glazed window to the front elevation, ceiling light point, loft access point, a carpet floor and doors to four bedrooms, bathroom, a separate W/C and a store.

### BEDROOM ONE 16' 2" into bay x 12' 5" into back of wardrobes (4.92m x 3.78m)

PVC double glazed window bay window to the rear elevation, two ceiling light points, a single panel radiator, a carpeted floor and fitted furniture comprising two double door and two single door wardrobes with top boxes above, dressing table with drawers and a headboard with bedside tables with drawers either side.

### BEDROOM TWO 15' 5" into bay x 12' 6" into chimney breast recess (4.70m x 3.81m)

PVC double glazed bay window to the front elevation, two ceiling light points, a single panel radiator, a carpet floor and door to a built in cupboard with shelves.

### BEDROOM THREE 10' 7" x 9' 7" into recess (3.22m x 2.92m)

PVC double glazed window to the rear elevation, ceiling light point, a single panel radiator with towel rail and a carpeted floor.

### BEDROOM FOUR 7' 8" x 9' 6" part under eaves (2.34m x 2.89m)

PVC double glazed window to the front elevation, ceiling light point, a single panel radiator and a carpeted floor.



**BATHROOM 10' 6" x 6' 9" (3.20m x 2.06m)**

PVC double glazed obscured glass window to the rear elevation, ceiling light point, bath with panelled side and mixer tap bath filler with shower attachment, a separate shower cubicle with a thermostatically controlled bar shower, tiled splash backs, a vanity wash hand basin with cupboards below and a double door mirrored cupboard with lights above, a double panel radiator, a ladder style towel radiator and a tiled floor.

**SEPARATE W/C 3' 8" x 2' 11" (1.12m x 0.89m)**

PVC double glazed obscured glass window to the side elevation, ceiling light point, a low level W/C and a tiled floor.

**BACK GARDEN**

Fencing and hedging to boundaries, well established planted borders, paved patio area, a good size lawn, a timber garden shed.

**GARAGE**

Ceiling light point, wooden and glazed door to the side elevation, wall mounted water meter, wall mounted electricity meter.

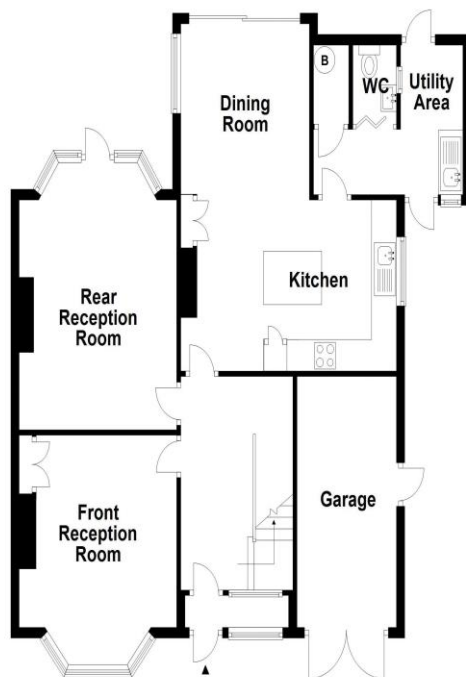




## 112 Alcester Road South, Kings Heath, B14 7PR

### Ground Floor

Approx. 96.6 sq. metres (1039.9 sq. feet)



### First Floor

Approx. 72.1 sq. metres (776.3 sq. feet)



Total area: approx. 168.7 sq. metres (1816.2 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:-** E

**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.