

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



49 YARNINGALE ROAD  
KINGS HEATH  
BIRMINGHAM  
B14 6LT

**GUIDE PRICE £410,000**

An extended and three double bedroom traditional style semi detached house in a popular area close to Colmore Junior, Infant and nursery Schools, Woodthorpe Junior & Infant School and Allens Croft Primary. The property briefly comprises: an open porch, hall, an excellent size living room with an opening fire and double wooden and glazed doors to a conservatory, dining kitchen and a downstairs WC; upstairs there are three double bedrooms with the master bedroom having an ensuite shower room and there is a bathroom. The house has combi gas fired central heating, solar panels and PVC double glazing. Outside there is a driveway parking at the front and there is a well stocked back garden. The property has a garage at the end of the back garden, the garage has vehicular access from a driveway located at the side of the house, this driveway also serves neighbouring properties on Yarningale Road. There is NO UPWARD CHAIN.



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## FRONT

A drop curb gives access to a block paved driveway, low level wall to one side boundary and the front boundary, small planted bed, and opening to an open porch having ceiling light point and a PVC double glazed front door which gives access to the hall. At the side of the property there is a shared driveway which gives access to the garage and garages to neighbouring properties.

## HALL

PVC double glazed obscured glass window to the side elevation, ceiling light point, dado rail, single panel radiator, block effect wood floor, carpeted stairs with handrail to the first floor landing, doors to the dining kitchen, through lounge, downstairs W/C, cloaks cupboard and an understairs cupboard.

## CLOAKS CUPBOARD

PVC double glazed obscured glass window to the front elevation, ceiling light point, wall mounted consumer unit, built in shelving, wall mounted coat hooks, door to a cupboard housing the gas meter and a vinyl floor.

## UNDERSTAIRS CUPBOARD

Housing the electricity meter, Duracell energy bank and the alarm control box.

## DOWNSTAIRS W/C

Ceiling light point, wall mounted extractor fan, a low level W/C, wall mount wash hand basin with tiled splash backs and a tiled floor.

## THROUGH LOUNGE 28' 8" into bay x 10' 11" into chimney breast recess (8.74m x 3.32m)

PVC double glazed bow window to the front elevation and wooden and glazed double doors with adjacent side panels to the rear elevation giving access to the conservatory, two ceiling light points, an open fire with wooden surround and a tiled hearth, double panel radiator and a carpeted floor.

## DINING KITCHEN 0' 0" x 0' 0" (0m x 0m)

24' 11" x 9' 6" max - widest point in the dining area (7.60m x 2.89m) 24' 11" x 10' 8" max - widest point in the kitchen area (7.60m x 3.25m) PVC double glazed obscured glass window to the side elevation, a PVC double window to the rear elevation and a PVC double glazed door gives access to the conservatory, two ceiling light points, a single panel radiator, wall mounted cupboards and drawers, floor mounted cupboards and drawers, three single door full length cupboards having shelving for storage and housing the 'Worcester' combi gas fired central heating boiler, worksurfaces to four sides, tiled splash backs, an integrated four ring gas hob with concealed light and grease filter above, an integrated electric combined oven and grill, space for an under counter fridge, space and plumbing for an automatic washing machine and a tiled floor.



**CONSERVATORY 14' 3" x 10' 8" (4.34m x 3.25m)**

PVC double glazed obscured glass windows to the side elevation and a PVC double glazed bay with PVC double glazed double doors to the rear elevation giving access to the garden, ceiling light point with fan, electricity sockets and a tiled floor.

**FIRST FLOOR LANDING**

PVC 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 19' 9" x 10' 10" (6.03m x 3.29m)**

**DRESSING AREA - 6' 2" x 9' 5" (1.88m x 2.86m)**

Ceiling light point, archway to bedroom area, and door to the en-suite shower room. **BEDROOM AREA - 12' 10" x 10' 10" (3.90m x 3.29m)** PVC double glazed window to the rear elevation, ceiling light point, two wall mounted light points, double panel radiator and a carpeted floor.

**EN SUITE SHOWER ROOM 4' 11" x 6' 2" (1.49m x 1.88m)**

Ceiling light point, wall mounted extractor fan, half wall height tiled splash backs, corner close coupled W/C a pedestal wash hand basin, a corner shower cubicle with electric shower cubicle and full wall height tiled splash backs, ladder style towel radiator and a wood effect laminate floor.

**BEDROOM TWO 15' 3" into bow window x 10' 11" (4.66m x 3.34m)**

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

**BEDROOM THREE 12' 2" x 10' 11" (3.71m x 3.34m)**

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

**BATHROOM 6' 3" x 9' 3" (1.90m x 2.83m)**

PVC double glazed obscured glass window to the front elevation, ceiling light point, wall mounted extractor fan, single panel radiator, low level W/C, a pedestal wash hand basin, 'P' shaped bath with glass splash screen and a mixer tap the shower connection, floor to ceiling tiling and a wood effect laminate floor.



## BACK GARDEN

Fencing to boundaries, paved patio, path with lawn and planted edging either side, flower beds planted with mature, well established shrubs, trees and plants, brick built barbecue, two wall mounted security lights and door to a brick built garage.

## GARAGE 17' 10" x 9' 0" (5.44m x 2.75m)

Having a metal up and over door, ceiling light point and window facing the back of the property.

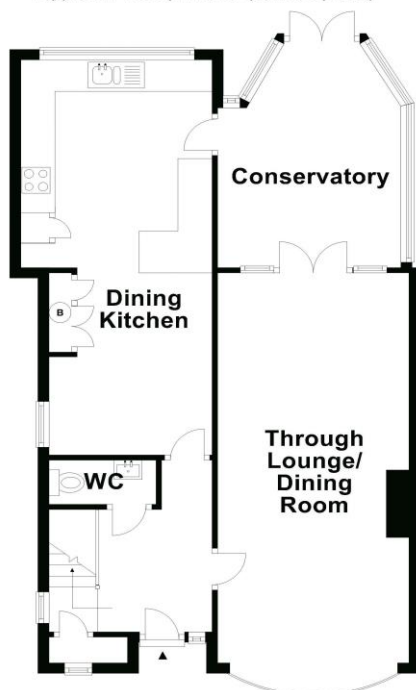




## 49 Yarningale Road, Kings Heath, B14 6LT

### Ground Floor

Approx. 74.6 sq. metres (802.6 sq. feet)



### First Floor

Approx. 62.3 sq. metres (671.0 sq. feet)



Total area: approx. 136.9 sq. metres (1473.5 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.

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**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](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.