

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



39 ALFRED STREET
KINGS HEATH
BIRMINGHAM, B14 7HG

GUIDE PRICE £250,000

A beautifully presented Victorian style terrace house situated in a cul-de-sac off Albert Road, being well located for access to the regional road network, the shops on Kings Heath High Street, and bus routes on the A435 and the Outer Ring Road on Wheelers Lane to which there is pedestrian access from Alfred Street. The property briefly comprises: porch, living room, a modern fitted breakfast kitchen, and staircase to first floor, a rear lobby with space and plumbing for an automatic washing machine, downstairs bathroom with a shower above the bath; upstairs there are two double bedrooms with bedroom two having a deep over the stairs store. The house has double glazing, and combi gas fired central heating. At the front there is a well stocked garden, and a very generous off road parking area, and at the rear there is a neat yard. The photos of the rear garden were taken by the Vendor.

VIEWING

Strictly by appointment through our Kings Heath office on 0121 443 4343 or by email.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB
0121 443 4343 • property@glovers.uk.com • www.glovers.uk.com

LIVING ROOM 11' 3" x 11' 11" into chimney
breast recess (3.43m x 3.63m)

BREAKFAST KITCHEN 9' 0" x 11' 9" (2.74m x
3.58m) into area under stairs

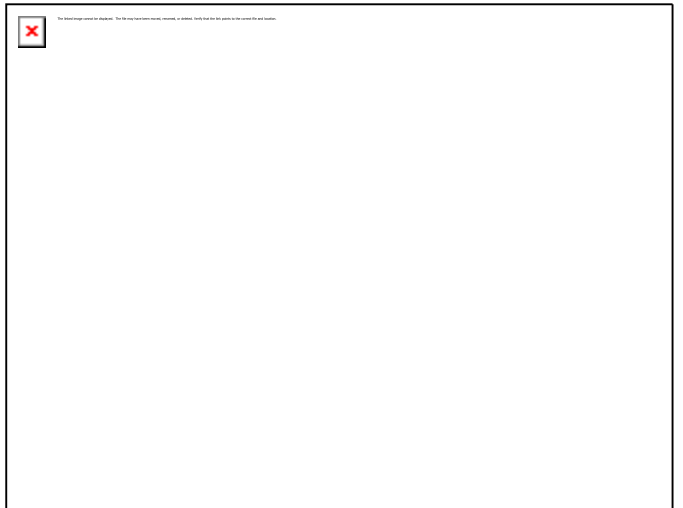
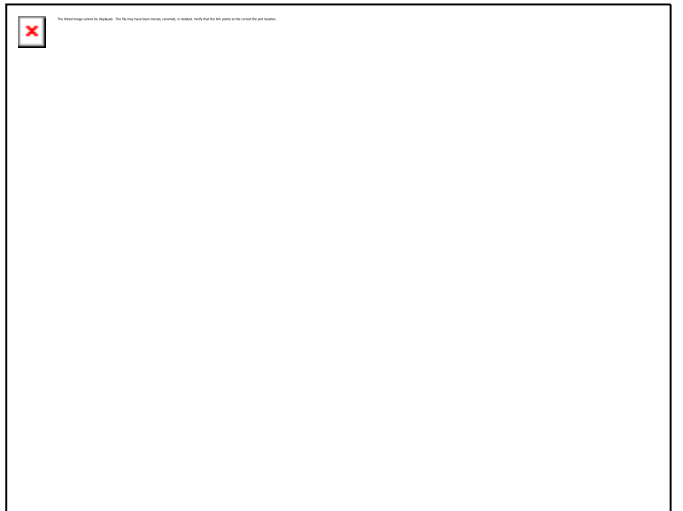
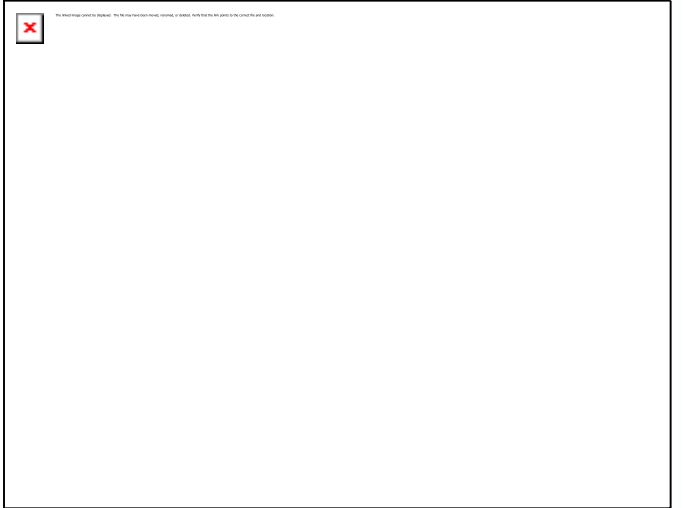
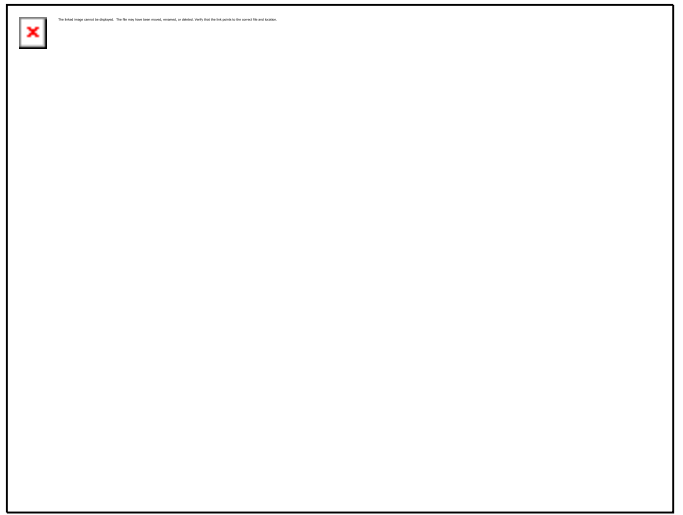
UTILITY AREA 2' 11" x 6' 2" (0.89m x 1.88m)

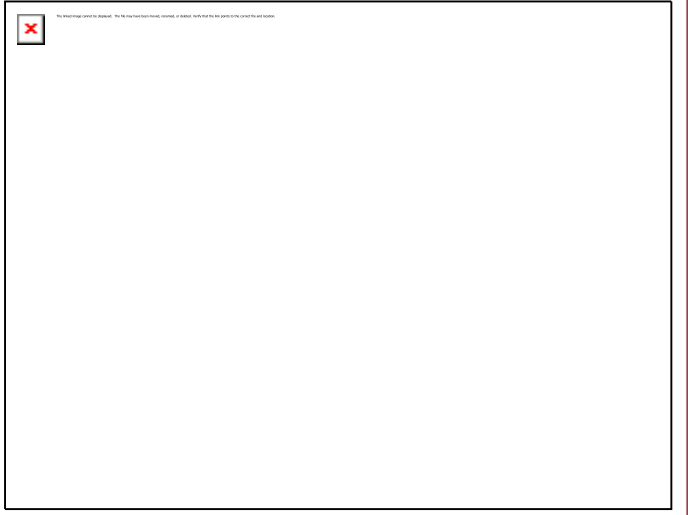
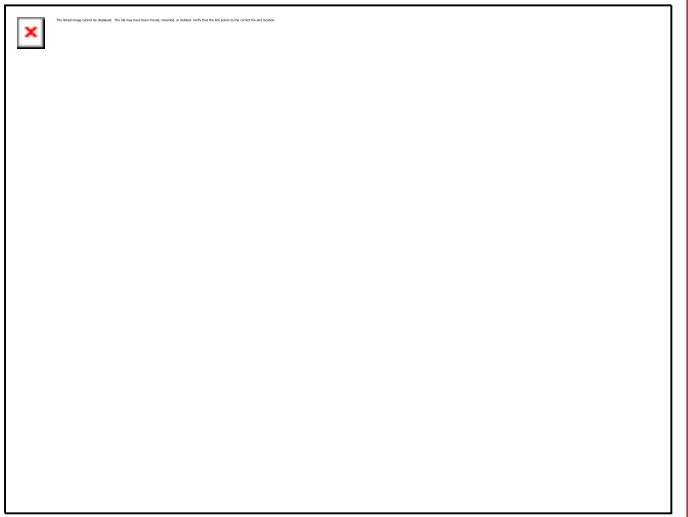
DOWNSTAIRS BATHROOM 6' 6" x 5' 7" (1.98m x
1.70m)

BEDROOM ONE 11' 2" x 10' 5" up to fitted
wardrobes (3.40m x 3.17m)

BEDROOM TWO 9' 0" x 9' 2" (2.74m x 2.79m)

DEEP STORE (IN BEDROOM TWO) 2' 7" x 2' 6"
(0.79m x 0.76m)





VIEWING:

By appointment only. Please call our office on 0121 443 4343 to arrange an appointment.

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 these detailed sales particulars are excluded from the sale.

ENERGY PERFORMANCE CERTIFICATE:

The full E P C can be made available as a paper copy by contacting our office, or can be seen in full, and printed, by clicking on the 'Energy Performance Certificate' tab.

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.

MATTERS RELATING TO CONSUMER PROTECTION FROM UNFAIR TRADING:

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.

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:

We are 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:

We are a member of The Property Ombudsman Scheme (TPOS) and follow the TPOS Code of Practice. A copy of the Code of Practice and the Consumer Guide is available at our office or from www.tpos.co.uk

CLIENT MONEY PROTECTION SCHEME:

As a member of the National Association of Estate Agents, we subscribe to a Client Money Protection Scheme which is a compensation scheme run by the National Federation of Property Professionals (NFoPP) providing compensation to landlords, tenants and other clients should an agent misappropriate their rent, deposit or other client funds.

GENERAL DATA PROTECTION REGULATIONS 2018:

We want you to be clear about the data we collect and store, how we use this and the rights you have to control that information. Our Privacy Notice reflects the changes introduced by the new General Data Protection Regulations which came into force on 25/05/2018 and it sets out how we will collect and use your personal information and what your individual data protection and privacy rights will be under the new regulation. 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; therefore we encourage you to review the Privacy Notice periodically to keep up to date.