

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



326 ALCESTER ROAD SOUTH
KINGS HEATH
BIRMINGHAM
B14 6EN

GUIDE PRICE £475,000

A deceptively spacious 4 bedroom detached family home situated on the Alcester Road South, set back from the road and in an excellent location for local schools, regional road access, the '50' bus route, shops, and other High Street amenities. The property briefly comprises: porch, hall, an interconnecting dining room / living room, breakfast kitchen with fitted appliances, downstairs WC and an integral garage - there is a large area beyond the garage which includes another WC and gives access to the front and back gardens; upstairs there are four good size bedrooms, a bathroom and on the landing there is a pull down loft ladder giving access to a boarded loft having a window to the rear elevation. The house has combi gas fired central heating and double glazed windows. Outside there is ample driveway parking at the front and at the back there is a sizeable and mature west facing back garden, the back garden is over 100 feet in length. The property, built around 1926 would benefit from some updating and has huge scope for extension and further adjustment. There is NO UPWARD CHAIN.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

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FRONT

Drop curb gives access to a tarmac driveway, brick walls and fencing to boundaries, planted borders, wooden double doors and a wooden gate to the side elevation give access to the garage, a PVC double glazed door with an adjacent triple PVC double glazed window gives access to the porch.

PORCH

Ceiling light point, and a wooden and glazed door gives access to the hall.

HALL

Wooden and glazed window to the front elevation, ceiling light point, picture rail with original style plate shelf, a double panel radiator, carpeted stairs with handrail to the first floor landing, an original style parquet floor and doors to the living room, the breakfast kitchen and a downstairs W/C.

LIVING ROOM 28' 9" x 12' 0" max (8.76m x 3.65m)

PVC double glazed canted bay window to the front elevation and PVC double glazed door to the rear elevation giving access to the rear garden, ceiling light point, four wall light points, two double panel radiators, a gas fire, an electric fire and a carpeted floor.

BREAKFAST KITCHEN 12' 9" x 10' 4" (3.88m x 3.15m)

PVC double glazed window to the rear elevation and wooden and double glazed double doors to the side elevation giving access to the garage, two ceiling light points, ceiling spot light fittings, wall mounted fuse box, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to four sides to include a breakfast bar, tiled splash backs, a one and a half bowl single drainer sink unit with mixer tap, an integrated four ring electric hob with concealed light and grease filter above, an integrated electric double oven and grill, an integrated combination microwave oven and grill, an integrated fridge, an integrated dishwasher and a tiled floor.

DOWNSTAIRS W/C L SHAPED - 4' 6" x 6' 4" (1.37m x 1.93m)

Ceiling spotlight, wall light point, wall mounted extractor fan, a back to wall W/C with enclosed cistern, a vanity wash hand basin with double door cupboard below and a carpeted floor.

FIRST FLOOR LANDING

PVC double glazed obscured glass window to the side elevation, three wall mounted light points, dado rail, loft access point with pull down loft ladder, a carpeted floor and doors to four bedrooms and the bathroom.



BEDROOM ONE 14' 5" into bay window x 11' 11" (4.39m x 3.63m)

PVC double glazed canted bay window to the front elevation, ceiling light point, picture rail, a single panel radiator and a carpeted floor. The furniture in this room whilst not fitted is included within the sale.

BEDROOM TWO 14' 0" x 11' 11" (4.26m x 3.63m)

PVC double glazed window to the rear elevation, ceiling light point, two fitted double door wardrobes with top boxes above, fitted unit under the window consisting of five four drawer chest of drawers and a desk/dressing table, a single panel radiator and a carpeted floor.

BEDROOM THREE 8' 5" excluding fitted unit x 10' 6" (2.56m x 3.20m)

PVC double glazed window to the front elevation, ceiling light point, picture rail, fitted and built in single bed base with sliding cupboard doors below, a fitted wardrobe with sliding doors, a single pane radiator and a carpeted floor.

BEDROOM FOUR 6' 4" x 10' 6" (1.93m x 3.20m)

Two PVC double glazed windows to the rear elevation, two ceiling light points, a fitted and built in single bed base with sliding cupboard doors below, a double panel radiator and a carpeted floor.

BATHROOM 6' 1" x 7' 1" (1.85m x 2.16m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, a corner bath with mixer tap bath filler and a thermostatically controlled bar shower above, a back to wall W/C with an enclosed cistern, a vanity wash hand basin with mixer tap and a double door cupboard below, floor to ceiling tiling, a double panel radiator, and a carpeted floor.

BACK GARDEN

Fencing to side boundaries, paved patio, planted borders, shaped raised beds, a good size lawn, there is a dilapidated wooden garage structure, wall mounted security light, at the bottom of the garden there is a paved path, three greenhouses and a timber garden shed. The garden is over 100 feet in length.



GARAGE 14' 9" x 8' 0" (4.49m x 2.44m)

Ceiling strip lights, electricity power points, double wooden garage doors and a single side gate give access to the front driveway, and a wooden gate to the rear elevation gives access to the back garden, wall mounted electricity meter, wall mounted electricity fuse boxes, a floor mounted gas meter, a stainless steel single bowl single drainer sink unit with cupboard below, space and plumbing for an automatic washing machine, space for a tumble dryer, space for fridge and freezer and a door to a W/C having ceiling light point, a low level W/C and a wall mount 'Worcester' combi gas fired central heating boiler.

SIDE AREA - INCLUDING GARAGE 36' 5" max x 13' 1" max (11.09m x 3.98m)

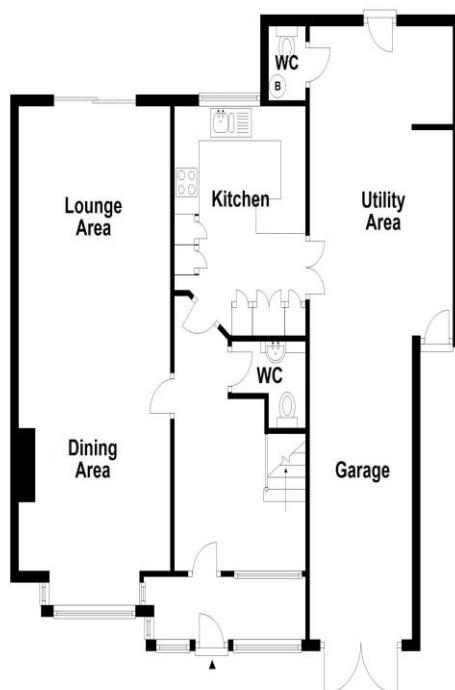




326 Alcester Road South, Kings Heath, B14 6EN

Ground Floor

Approx. 97.1 sq. metres (1045.5 sq. feet)



First Floor

Approx. 58.1 sq. metres (624.9 sq. feet)



Total area: approx. 155.2 sq. metres (1670.4 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 In order to ensure our continued compliance with data protection and privacy laws, we may update the Privacy Policy from time to time.