

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



43 ALFRED STREET
KINGS HEATH
BIRMINGHAM
B14 7HG

GUIDE PRICE £225,000

A well presented characterful 2 bedroom 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, and a pedestrian access also to Howard Road East. The house has double glazing, combi gas central heating, and comprises:- living room with feature fireplace, a modern fitted breakfast kitchen with gas cooker, staircase to first floor; a rear lobby / utility area with plumbing for a washing machine; a modern downstairs bathroom with a thermostatic shower above the bath; upstairs there is a double bedroom at the front, and a smaller bedroom at the rear with an over-stairs closet / boiler cupboard, and a box room / dressing room. At the front there is a garden with a secure bike shed and store, and a very generous off road parking area (please note, there is no dropped kerb in place), and at the rear there is a neat yard and access to the side tunnel entrance. There is NO UPWARD CHAIN. The property is currently tenanted under an assured shorthold tenancy. If the buyer requires vacant possession, the landlord's 2 months' notice for possession will be served.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

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FRONT

At the front there is gravelled off road parking area (there is no dropped kerb in place), a gate which is shared with number 41 and gives access to the front garden, fencing to one side boundary, planted borders, lawn, two patio areas with wooden stores, wall mounted light point; a shared path leads to a PVC double glazed front entrance door and door to the shared side tunnel entrance.

LIVING ROOM 11' 3" x 11' 11" into chimney breast recess (3.43m x 3.64m)

PVC double glazed window to the front elevation, ceiling light point, two built in meter cupboard housing the gas and electricity meters, a feature cast iron effect fire place, a single panel radiator, a wood effect laminate floor and a concertina door gives access to the kitchen.

BREAKFAST KITCHEN 8' 11" x 11' 11" into area below the stairs (2.73m x 3.64m)

PVC double glazed window to the rear elevation, ceiling light point, floor mounted cupboards, worksurfaces to two sides, Belfast sink with mixer tap and single drainer, space for a gas cooker, tiled splash backs behind the cooker, a single panel radiator, a tiled floor, stairs with handrail to the first floor landing, door to an small understairs store and door to the rear lobby/utility area.

REAR LOBBY/UTILITY AREA 2' 11" x 6' 0" (0.90m x 1.83m)

PVC double glazed door to the side elevation, ceiling light point, space for a tumble dryer, space and plumbing for an automatic washing machine, a tiled floor and door to the downstairs bathroom.

DOWNSTAIRS BATHROOM 6' 6" x 5' 8" (1.99m x 1.72m)

PVC double glazed obscured glass window to the side elevation, ceiling light point, bath with panelled side, glass shower splash screen and a thermostatically controlled bar shower, a pedestal wash hand basin, a close coupled W/C, floor to ceiling tiling, a single panel radiator, wall mounted mirrored cupboard and a tiled floor.



FIRST FLOOR LANDING

Ceiling light point, doors to two bedrooms and a dressing room/box room.

DRESSING ROOM/BOX ROOM

Ceiling light point, PVC double glazed window to the rear elevation and a carpeted floor.

BEDROOM ONE 11' 3" x 13' 6" into chimney breast (3.43m x 4.12m)

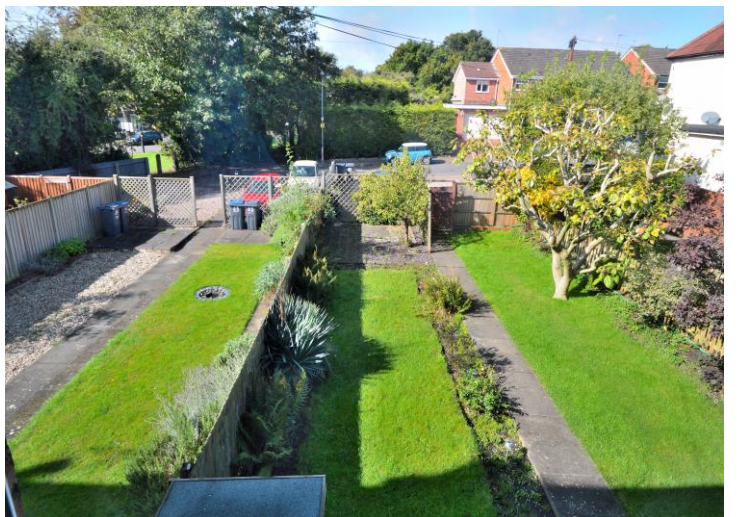
PVC double glazed window to the front elevation, ceiling light point, a single panel radiator and a carpeted floor.

BEDROOM TWO 8' 11" x 8' 11" (2.71m x 2.73m)

PVC double glazed window to the rear elevation, ceiling light point, loft access point, a single panel radiator, door to an overstairs store housing the combi gas fired central heating boiler and a carpeted floor.

REAR YARD

Fencing to boundaries, gate giving access to the shared side tunnel entrance, paved patio area, slate chipped area and there is a mature tree.

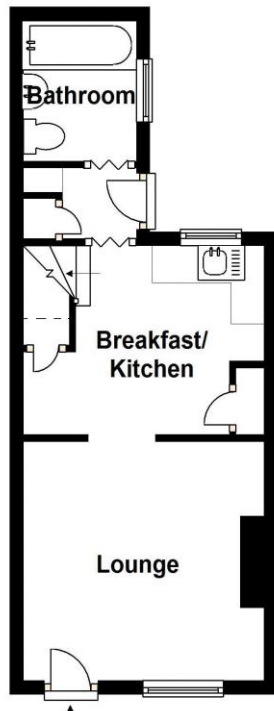




43 Alfred Street, Kings Heath, B14 7HG

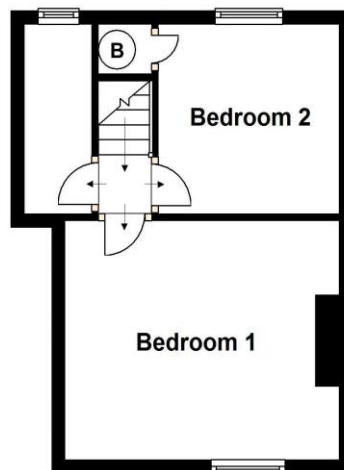
Ground Floor

Approx. 27.1 sq. metres (291.8 sq. feet)



First Floor

Approx. 26.1 sq. metres (281.3 sq. feet)



VIEWINGS:- If you wou

Total area: approx. 53.2 sq. metres (573.1 sq. feet)
Not to scale. For illustrative purposes only

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.