

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



12 WESTFIELD GRANGE  
KINGS HEATH  
BIRMINGHAM  
B14 7SB

**GUIDE PRICE £275,000**

An attractive and beautifully presented semi detached house situated in a cul-de-sac off Westfield Road, well located for access to Kings Heath High Street shops and the '50' bus routes along the A435. The property briefly comprises: entrance lobby, living room, dining kitchen with appliances, utility area, downstairs WC, two bedrooms, and a bathroom. The house has PVC double, and combi gas fired central heating. Outside, there is off road parking at the front, and a neat garden at the rear.



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## FRONT

Driveway parking area; gas meter access point; side passage access to a gate into the rear garden, and electricity meter point. The boundary to the property extends over the road way to the wooden fence; the planted area in front of the fence is therefore within the curtilage of the property.

## CANOPY PORCH

Wall mounted light point, and a door with double glazed windows lead into the entrance lobby.

## ENTRANCE LOBBY

Ceiling coving, staircase with a wooden handrail to the first floor landing, central heating thermostat, double panel radiator, and a glass panelled door to the living room.

## LIVING ROOM 13' 9" x 9' 7" max (4.18m x 2.92m)

A well presented dual aspect room with PVC double glazed windows to the front and side elevations; ceiling coving, ceiling light point, single panel radiator, double panel radiator, a carpeted floor and a door to the dining kitchen.

## DINING KITCHEN incl. utility area & WC - 12' 7" x 11' 0" (3.84m x 3.35m)

An attractive room with a PVC double glazed window and a PVC double glazed door in the rear elevation to the rear garden, and a PVC double glazed window in the side elevation; floor mounted cupboards and drawers, wall mounted cupboards, work surfaces, inset stainless steel one and a half bowl single drainer sink unit with a monobloc, ceramic tile splash backs, double panel radiator; the appliances comprise: a stainless steel gas hob, a stainless steel and glass fronted fan assisted electric oven and grill, a concealed light / extractor, an integrated fridge, and an integrated freezer.

## UTILITY AREA

PVC double glazed window in the side elevation; ceiling light point, wall mounted 'Intergas' combi gas fired central heating boiler, work surface with a cupboard and drawer below, plumbing for an automatic washing machine, ceiling light point, ceramic tile floor, door to a downstairs W/C.

## DOWNSTAIRS W/C

PVC double glazed window to the side elevation; ceiling light point, close coupled WC, pedestal wash hand basin with ceramic tile splash back, single panel radiator, consumer unit, and a ceramic tile floor.





## FIRST FLOOR LANDING

Ceiling light point, loft space access point (with fixed loft ladder access, the loft is mainly boarded for storage), a carpeted floor and matching doors to two bedrooms, and a bathroom.

## BEDROOM ONE 11' 3" x 12' 8" max (3.43m x 3.87m)

A nicely proportioned room with a triple glazed window to the rear elevation; ceiling coving, ceiling light point, single panel radiator, and a carpeted floor.

## BEDROOM TWO 8' 9" x 12' 8" max (2.66m x 3.87m)

A 'L' shape room. PVC double glazed window to the front elevation; ceiling light point, A single panel radiator, a carpeted floor and a door to an over stairs STORE.

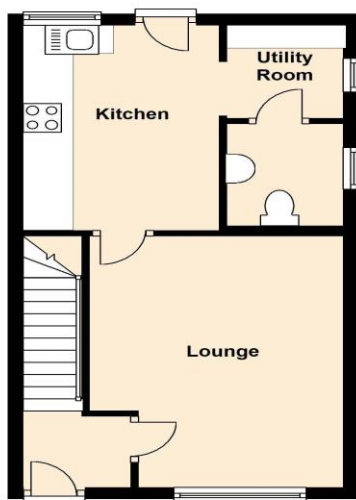
## BATHROOM 5' 10" x 6' 2" (1.78m x 1.88m)

A well appointed bathroom. PVC double glazed window to the side elevation, white suite comprising a bath with a panelled side, mixer tap with integral waste, thermostatically controlled shower above the bath, pivoting splash screen, wash hand basin with a monobloc tap and integral waste inset into a counter top with a double door cupboard below, low level WC with a concealed cistern, ceiling light point, wall mounted light fitting, wall mounted extractor fan, wall mounted ladder style towel rail / radiator, and a ceramic tile floor.

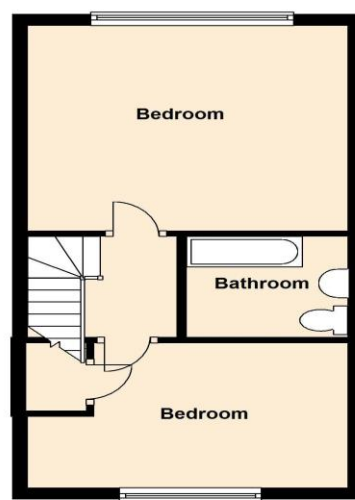
## REAR

Fenced boundary, paved patio, lawn, borders planted with a variety of evergreen and deciduous shrubs, trees, and herbaceous plants, wall mounted outside light and side passage access with gate to the front garden.





**Ground Floor**



**First Floor**



**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:-** 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](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.