



62 CHAMBERLAIN ROAD  
KINGS HEATH  
BIRMINGHAM  
B13 0QB

**GUIDE PRICE £400,000**

A well presented four bedroom semi detached house situated in a pleasant cul de sac in a well regarded area. The property briefly comprises: porch, hall, living room, modern fitted dining kitchen, conservatory, side utility / downstairs WC; upstairs there are four bedrooms including a loft conversion with en suite shower room and a bathroom. The house has PVC double glazing and combi gas fired central heating. Outside, there is a good size back garden with a garden room (currently used as an office) and at the front there is a good amount of driveway parking.

## FRONT

A dropped curb gives access to a blocked paved frontage, wall to the front and both side boundaries, wall mounted light point, 'Aco' drainage system, PVC double glazed door to the utility area and a PVC double glazed door with adjacent PVC double glazed windows to the porch.

## PORCH

Wall light point and a wooden and glazed door with an adjacent side panel leads into the hall.

### LIVING ROOM 17' 5" into bow window x 12' 9" into chimney breast recess (5.32m x 3.88m)

PVC double glazed bow window to the front elevation; ceiling light point, a single panel radiator, TV aerial connection point, inset living flame gas fire with slate effect back and granite style hearth with wooden fire surround and a wood effect laminate floor.



### DINING KITCHEN 9' 3" x 19' 5" (2.81m x 5.91m)

PVC double glazed window to the rear elevation and PVC double glazed double doors to the rear elevation giving access to the conservatory; nine ceiling spot light fittings, ceiling light point, floor mounted cupboards and drawers, two stainless steel sink bowls with mixer tap, worksurfaces to three sides with drainer grooves matching upstands, an integrated 'Smeg' five ring gas hob with glass splashback, an integrated electric oven below and a stainless steel and glass light and grease filter above, a single panel radiator, ceramic tiled floor in the kitchen area and wood flooring in the dining area.



### CONSERVATORY 8' 11" x 9' 1" (2.72m x 2.77m)

PVC double glazed conservatory with PVC double glazed double doors to the side elevation giving access to the back garden; a Perspex roof and a wood effect laminate floor.



### UTILITY AREA / DOWNSTAIRS WC 5' 4" x 2' 9" (1.62m x 0.83m)

Eight ceiling mounted spot light fitting, loft access point, PVC double glazed window to the side elevation and a PVC door to the back garden, an 'Ideal' combi gas fired central heating boiler, wall mounted cupboards, floor mounted cupboards with worksurface over, space and plumbing for an automatic washing machine, space for a tumble dryer, space for a dishwasher, space for an American style fridge freezer, double doors to a storage cupboard, a ceramic tiled floor a door to the downstairs W/C and an open doorway to the dining kitchen. DOWNSTAIRS W/C PVC double glazed window to the rear elevation; ceiling light point, extractor fan, a close coupled W/C, a pedestal wash hand basin with tiled splashbacks and a single panel radiator.



## FIRST FLOOR LANDING

PVC double glazed window to the side elevation; ceiling light point, doors to three bedroom, bathroom and stairs to bedroom one (loft conversion) having handrail and balustrade and a carpeted floor.

## BEDROOM TWO (FRONT) 11' 0" excluding under stairs storage x 11' 11" into fitted units / chimney breast recess (3.36m x 3.64m)

PVC double glazed window to the front elevation; ceiling light point, a single panel radiator, shelving and hanging rails within the chimney breast recess, shelving in the recess under the staircase to bedroom one (loft conversion) and a wood effect laminate floor.



## BEDROOM THREE (REAR) 9' 10" x 11' 11" max (2.99m x 3.62m)

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



## BEDROOM FOUR (FRONT) 9' 6" x 7' 3" into fitted units (2.90m x 2.21m)

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



## BATHROOM 5' 8" x 9' 7" (1.72m x 2.91m)

PVC double glazed obscured glass window to the rear elevation; eight ceiling spot light fittings, ceiling mounted extractor fan, bath with tiled side and mixer tap, a close coupled W/C, vanity wash hand basin with a monobloc tap, corner shower enclosure with enclosed thermostatically controlled shower with a wall mounted fixed rain style shower head, tiled splash backs and a ceramic tiled floor.

## BEDROOM ONE - LOFT CONVERSION 15' 2" max x 13' 5" max (4.63m x 4.08m)

PVC double glazed window to the rear elevation and a roof light to the front elevation; two ceiling light points, sliding doors to built in under eaves storage, a single panel radiator, a carpeted floor and door to an en-suite shower room.



## BEDROOM ONE - EN SUITE SHOWER ROOM 3' 2" x 9' 11" (0.96m x 3.03m)

PVC double glazed obscured glass window to the rear elevation; ceiling light point, ceiling extractor fan, a pedestal wash hand basin with tiled splash back, a close coupled W/C, a shower enclosure with a floor to ceiling tiling and thermostatically controlled mixer shower and a vinyl floor.

## GARDEN ROOM 8' 9" x 13' 9" (2.66m x 4.20m)

PVC double glazed windows to the side and front elevations; eight ceiling spot light fittings, built in desk with cupboards and drawers below, wall mounted electricity consumer unit, log burning stove with tiled hearth.

## BACK GARDEN

Fencing to side and rear boundaries, patio, block paved path, planted beds, a retaining wall, a good size artificial lawn, pergola and door to a brick built outbuilding/office.





## 62 Chamberlain Road, Kings Heath, B13 0QB

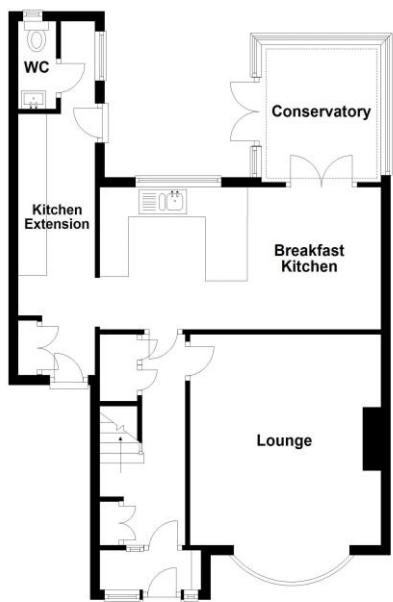
### First Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



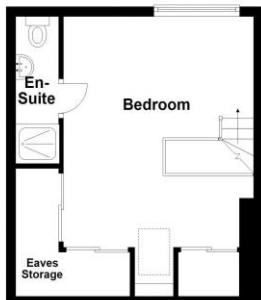
### Ground Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



### Second Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



Total area: approx. 136.1 sq. metres (1464.8 sq. feet)  
Not to scale. For illustrative purposes only

**VIEWINGS:-** If you would like to view this property please contact us by email only. It would be more effective for a direct instead of emailing us from a property portal so that you can add attachments and put the address of the property in the 'subject' header, which helps us to identify easily which property you want to view. The information required in order to book in a viewing is as follows:- (1) the full name(s) of the prospective purchaser(s) and the postal address of each purchaser. (2) the mobile number / landline number, and the email address of each purchaser. (3) the status of the purchaser(s), for example:- first time buyer(s), on the market, sold STC, nothing to sell, buying to let. (4) proof of finance to be able to make a purchase, for example:- a copy of a redacted bank statement(s) showing funds on deposit if the purchaser is a cash buyer; if mortgage finance is needed please attach a copy of an agreement or decision in principle from a lender preferably no earlier than the middle of May 2020. (5) confirmation that at a viewing the purchaser(s) will supply and wear a face covering if requested, and will be able to observe the published guidelines for social distancing.

We ask for these things in order to reduce our exposure to viewers by ensuring that we are dealing with buyers who are purposeful and in a position to proceed, so that we can undertake a safe and satisfactory viewing for the benefit of our vendor clients and buyers alike. We realise that we are asking for information that you might not have been asked for before, but we trust that you appreciate the reasons for this. Your patience, co-operation, and understanding is appreciated.

**PLEASE NOTE:-** (1) These 'sale' particulars are for guidance only, and Grovers 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) Grovers 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:- D**

**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 Grovers 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):-** Grovers 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:-** Grovers 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, or at [www.tpos.co.uk](http://www.tpos.co.uk)

**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 Grovers website: [www.grovers.uk.com](http://www.grovers.uk.com)

**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: [grovers.uk.com](http://grovers.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.