

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



40 DERWENT ROAD  
STIRCHLEY  
BIRMINGHAM  
B30 2UU

**GUIDE PRICE £220,000**

An extended and well presented two bedroom end town house, well located for access to local shops, Highbury Park, and the regional road network along A441 Pershore Road and the A435 Alcester Road South. The property briefly comprises:- hall, living room with windows to two elevations, dining room, a modern fitted kitchen, study, two good size bedrooms and a spacious upstairs bathroom. The house has combi gas fired central heating and some PVC double glazing. Outside there is a driveway parking at the front and there is a good size back garden. There is NO UPWARD CHAIN. Please note: The Vendor has told us that there are no Building Regulations for the historic kitchen extension.

## FRONT

A dropped curb to a paved driveway, hedging to front and side boundaries, lawn, gas meter cupboard, a paved steps and path lead to a gate giving access to the rear garden and to a wooden and glazed front entrance door with canopy porch above which is located at the side of the property.

## HALL

Ceiling light point, a single panel radiator, a quarry tiled floor, stairs to first floor landing and doors to the living room, dining room and study.

### **LIVING ROOM 13' 6" into bay window x 16' 2" max / into chimney breast recess (4.11m x 4.94m)**

PVC double glazed bay window to the front elevation and a wooden single glazed window to the side elevation; ceiling light point, picture rail, a double panel radiator, a decorative fireplace with surround and a tiled hearth, TV aerial connection point and a carpeted floor.



### **DINING ROOM 12' 7" x 10' 2" into chimney breast recess (3.84m x 3.10m)**

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



### **KITCHEN 9' 11" x 11' 1" (3.02m x 3.37m)**

PVC double glazed window and a wooden and glazed door to the rear elevation; ceiling light point, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to three sides, tiled splash backs, a stainless steel single bowl single drainer sink unit, space for an upright fridge freezer, space for an automatic washing machine, space for a dishwasher, space for a gas cooker and a quarry tiled floor.



### **STUDY 11' 9" x 5' 7" (3.57m x 1.69m)**

PVC double glazed window to the side elevation; ceiling light point, a single panel radiator, a cupboard housing a 'Potterton' combi gas fired central heating boiler and a carpeted floor.

### **STAIRS AND FIRST FLOOR LANDING**

PVC double glazed window to the side elevation; ceiling light point, loft access point, a carpeted floor and doors to two bedrooms and the bathroom.

### **BEDROOM ONE 10' 0" x 16' 3" max / into chimney breast recess (3.06m x 4.96m)**

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

### **BEDROOM TWO 9' 5" x 16' 3" max (2.88m x 4.95m)**

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



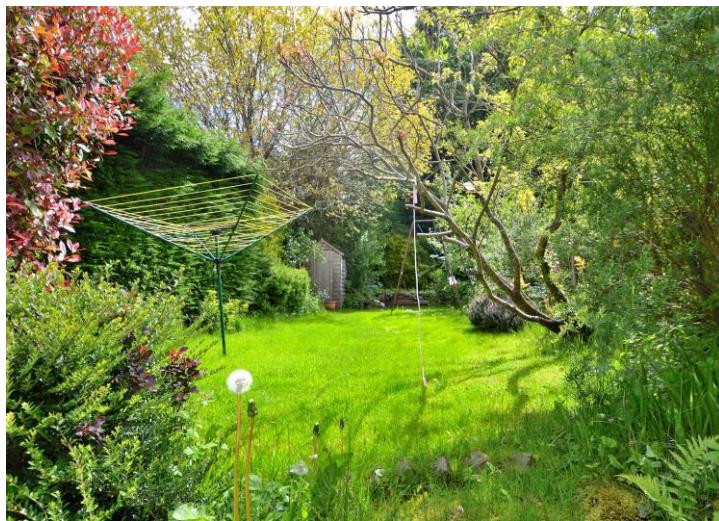
**BATHROOM 8' 6" x 7' 11" (2.60m x 2.41m)**

PVC double glazed window; ceiling light point, bath with panelled side and a thermostatically controlled mixer shower above, floor to ceiling tiling to the bath area and additional tiled splash backs to approximately half wall height to one wall, a pedestal wash hand basin, a close coupled W/C and a vinyl floor.

**BACK GARDEN**

Fencing to side boundaries, two paved patio areas, steps to a lawn, borders planted with a variety of mature trees, plants and shrubs.





**VIEWINGS:-** If you would like to book a viewing for this property please contact us. Viewers will need to supply and wear a face covering and will have to observe the published guidelines for social distancing, and hand sanitizing.

**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:- 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 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.

**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.

**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.