

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



54 GOLDSMITH ROAD
KINGS HEATH
BIRMINGHAM
B14 7EJ

OFFERS IN EXCESS OF £375,000

An excellent Victorian style period terrace family home with 4 bedrooms, newly refurbished to a very high standard, and having a good size dining kitchen extension and a converted loft. This spacious and nicely proportioned house is situated in a well regarded area close to local schools, High Street shops, the regional road network, and bus routes along the A435 and the Outer Ring Road A4040. There is newly installed PVC double glazing, combi gas fired central heating and wired-in smoke, heat and intruder alarms. The accommodation comprises ON THE GROUND FLOOR: hall, a front lounge, an excellent dining kitchen extending to over 30 feet in length having newly fitted units and appliances and double doors opening to the back garden, and a downstairs WC; ON THE FIRST FLOOR: an 'L' shaped landing, with staircase to the second floor loft conversion, bedrooms 2, 3 & 4 and a newly fitted bathroom; and ON THE SECOND FLOOR: an excellent master bedroom having an en suite bathroom. Outside, the front garden is attractively landscaped with walls to front and side boundaries and there is a neat back garden. Viewing is essential to fully appreciate the overall size and presentation of the house. The property is being sold with benefit of NO UPWARD CHAIN.



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FRONT

Low level brick wall to the front and side boundaries, planted bed and a gate to blue brick path which leads to a wooden front door with stain glass top light above.

HALL

Ceiling light point, original style ceiling coving, arch with original style decorative corbels, cupboard containing the electricity meter, tiled floor, single panel radiator, stairs with handrail to the first floor landing and doors to the lounge and dining kitchen.

LOUNGE 14' 2" into canted bay window x 10' 9" into chimney breast recess (4.33m x 3.28m)

PVC double glazed bay window to the front elevation; ceiling light point, ceiling rose, ceiling coving, single panel radiator, decorative inset original style fireplace with surround and a tiled back and hearth, a cupboard containing the gas meter and a carpeted floor.

DINING KITCHEN

DINING AREA: 11' 7" up to pillar x 14' 4" into chimney breast recess (3.54m x 4.36m) KITCHEN: 21' 5" x 7' 9" (6.53m x 2.35m) DINING AREA:- PVC double glazed double doors with top light above giving access to a the back garden; ceiling light point, ceiling coving, single panel radiator, wood effect laminate flooring, door to a downstairs W/C. KITCHEN AREA:- PVC double glazed window to the side elevation, wider than average PVC double glazed doors to the rear elevation giving access to a decked area in the back garden with top light above; twelve ceiling spot light fittings, ceiling extractor fan, wired in smoke alarm, a designer style radiator, wall mounted cupboards one of those contains a 'Biasi' combi gas fired central heating boiler, floor mounted cupboards and drawers, an integrated 'Lamona' five ring gas hob with an integrated electric oven below and an integrated cooker canopy with light and grease filter, and integrated fridge, an integrated freezer, an integrated 'Logic' automatic washing machine, an integrated 'Essentials' dishwasher, a stainless steel single bowl single drainer sink unit with a monobloc tap and a wood effect laminate floor.

DOWNSTAIRS WC 0' 0" x 0' 0" (0m x 0m)

Two ceiling spot light fittings, ceiling mounted extractor fan, a close coupled W/C, clockroom vanity sink unit with a monobloc tap, a tiled splash back and a ceramic tiled floor.

FIRST FLOOR LANDING

A 'L' shaped landing with ten ceiling mounted sensor spot light fittings, wired in smoke alarm, stairs to the second floor loft conversion, a carpeted floor and doors to three bedrooms and a bathroom.

BEDROOM TWO 9' 0" x 13' 3" into chimney breast recess (2.75m x 4.04m)



Two PVC double glazed sash windows to the front elevation; six ceiling spot light fittings, a single panel radiator and a carpeted floor.

BEDROOM THREE 11' 9" x 11' 3" into chimney breast recess (3.58m x 3.44m)

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

BEDROOM FOUR 10' 3" x 7' 10" (3.13m x 2.38m)

PVC double glazed window to the front elevation and a 'Velux' roof light in the side roof pitch; five ceiling spot light fittings and a carpeted floor.

BATHROOM 9' 7" x 4' 11" (2.93m x 1.49m)

PVC obscured glass window to the side elevation; four ceiling spot light fittings, ceiling mounted extractor fan, tiled walls to approximately half the wall height, bath with wood effect panelled side and a monobloc tap, combination fitted wash hand basin with waterfall style monobloc tap with wood effect vanity unit below, back to wall toilet with concealed cistern, a good sized shower enclosure with sliding doors, floor to ceiling tiled splashbacks and an electric 'Triton' shower, a ladder style radiator and a ceramic tiled floor.

STAIRS TO THE LOFT CONVERSION/MASTER BEDROOM

Three sensor ceiling spot light fittings, wired in smoke alarm and door to the master bedroom.

MASTER BEDROOM 21' 5" x 14' 3" max (6.53m x 4.35m) INCLUDING EN SUITE

A super room having a PVC double glazed window to the front elevation; nine ceiling spot light fittings, single panel radiator, a carpeted floor. This room is open to the en suite bathroom. This room has varying ceiling heights,

EN SUITE BATHROOM 0' 0" x 0' 0" (0m x 0m)

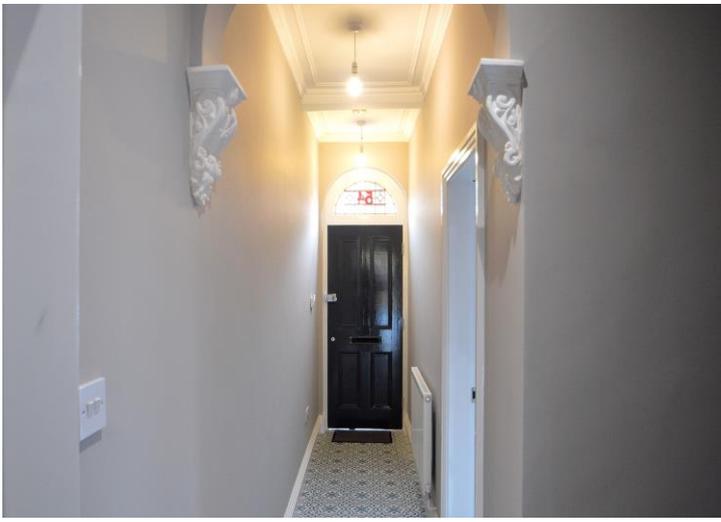
PVC double glazed window to the rear elevation; six ceiling spot light fittings, ceiling mounted extractor fan, combination fitted wash hand basin with waterfall style monobloc tap with wood effect vanity unit below, back to wall toilet with concealed cistern, bath with wood effect panelled side, a monobloc tap and a thermostatically controlled bar shower with twin shower heads and tiled splash backs, a ladder style radiator and a ceramic tiled floor.

BACK GARDEN

Fencing to side and rear boundaries, decking area, patio area and raised planted beds.



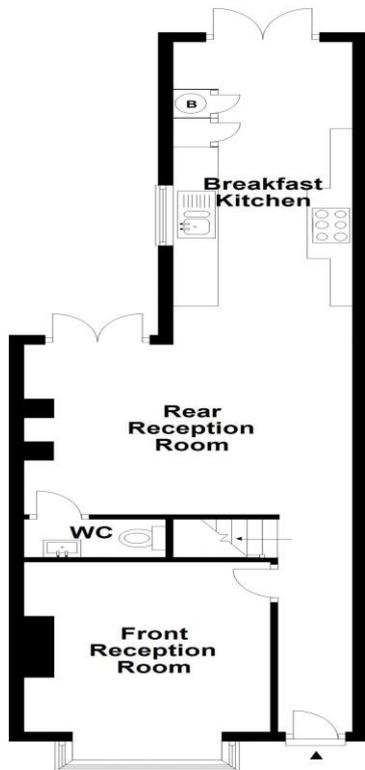




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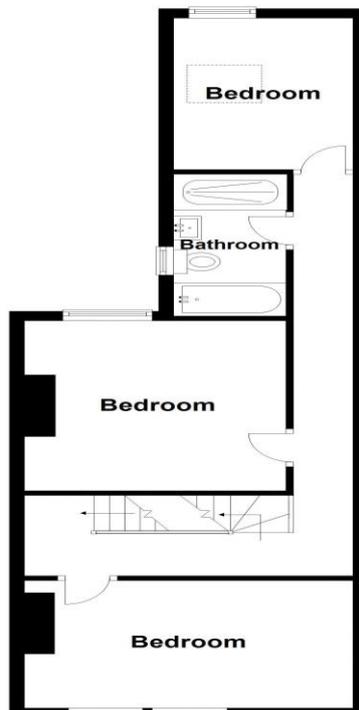
Ground Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



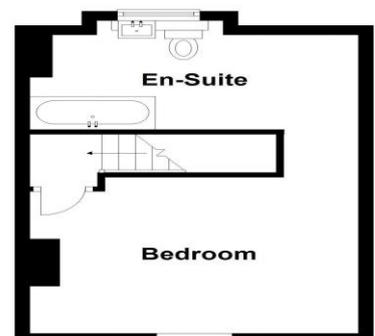
First Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



Second Floor

Approx. 28.3 sq. metres (304.4 sq. feet)



Total area: approx. 132.3 sq. metres (1424.2 sq. feet)
For illustration purposes only - not to scale

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 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:-

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, or at 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 NFFPP Awarding Bodies into a single brand. Our client money protection certificate is available to see on the Glovers website: www.glovers.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: 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.