



14 DENSHAW ROAD
KINGS HEATH
BIRMINGHAM
B14 6TH

Guide Price £143,000

A spacious, stylish, and nicely presented 2 bedroom ground floor maisonette, in a popular area in Kings Heath. Comprising: entrance lobby with storage cupboard containing a gas fired combi central heating boiler; a well proportioned living room; an excellent dual aspect dining kitchen with modern fitted cabinets, gas hob, electric oven, extractor, plumbing for washing machine, and space for a fridge freezer; 2 double bedrooms with the larger bedroom having hanging rails and a built in wardrobe, and a well appointed bathroom having a bath with mixer tap and shower, and a separate multi head shower cubicle. PVC double glazing and combi gas fired central heating. The gardens front and rear are grassed and the front is west facing, and has privet hedging. The property is currently tenanted. The tenants will be served with a statutory 2 months' Notice for Possession, so that the property can be sold with vacant possession.

ENTRANCE LOBBY

Entrance lobby with storage cupboard containing a gas fired combi central heating boiler, access through to living room.

LOUNGE 15' 0" x 11' 0" (4.57m x 3.36m)

PVC double glazed window to the front elevation ceiling light point, a single panel radiator, fitted shelves within a recess with double door cupboard below, a wood effect laminate floor, and doors to the kitchen, two bedrooms and the bathroom.



DINING KITCHEN 13' 9" x 7' 10" (4.19m x 2.39m)

An attractive modern fitted kitchen. PVC double glazed window to the side elevation, and PVC double glazed window and PVC double glazed door to the rear elevation; ceiling light point, two ceiling light points, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to two sides, tiled splash backs, a stainless steel one and a half bowl single drainer sink unit with mixer tap, an integrated four ring gas hob with an integrated electric oven below and a stainless steel and glass cooker hood with light and grease filter above, space for and upright fridge freezer, space and plumbing for an automatic washing machine, and a tiled floor.



BEDROOM ONE 12' 1" x 11' 3" max into recess (3.69m x 3.42m)

PVC double glazed window to the front elevation, ceiling light point, a single panel radiator, door to a built in store and a wood effect laminate floor.



BEDROOM TWO 9' 11" x 6' 11" (3.01m x 2.1m)

PVC double glazed window to the rear elevation, ceiling light point, a single panel radiator, and wood effect laminate floor.

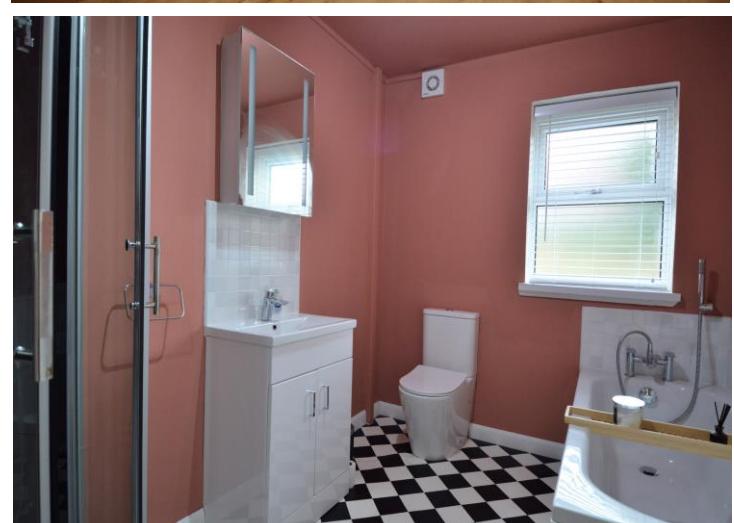
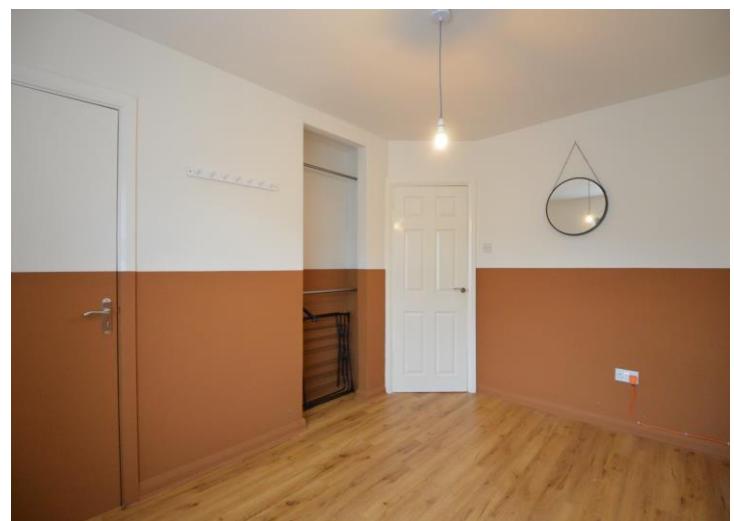
BATHROOM 10' 3" x 9' 11" (3.13m x 3.03m)

A well appointed bathroom. PVC double glazed obscured glass window to the rear elevation, ceiling light point, bath with panelled side and mixer tap and shower fitting, separate shower cubicle with a multi head shower, close coupled toilet, a vanity wash hand basin with monobloc tap and double door cupboard below, and a ladder style towel rail / radiator.



OUTSIDE

The gardens front and rear are grassed; the front garden is west facing, and has privet hedging. Access to the property is at the side from a side area which has a gate to the back garden.



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 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 told us in June 2024 that the property is Leasehold with approximately 107 years remaining on the lease, and that an annual service charge of £300 which includes the ground rent of £10 pa, was paid on 30/04/2024. 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 own solicitor / conveyancer.

COUNCIL TAX BAND:- A

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 In order to ensure our continued compliance with data protection and privacy laws, we may update the Privacy Policy from time to time.