



2 BANK STREET
KINGS HEATH
BIRMINGHAM
B14 7RH

GUIDE PRICE £230,000

A well presented end of terrace house with good quality fixtures and fittings, located in the centre of Kings Heath, and ideally situated for access to the High Street shops, pubs and restaurants, bus routes along the A453, local schools, and the regional road network. The property briefly comprises:- lounge, living room, fitted kitchen with some appliances, two bedrooms and a modern fitted bathroom with both an electric shower and a thermostatically controlled shower above the bath. The house has combi gas central heating, PVC double glazing, and wired-in heat sensor and smoke alarms. Outside there is a neat and attractive back garden. There is NO UPWARD CHAIN.

FRONT

PVC double glazed door with top light above gives access to the living room.

LIVING ROOM 11' 3" x 10' 0" (3.43m x 3.05m)

PVC double glazed window to the front elevation, ceiling light point a single pane radiator, two meter cupboards housing the gas and electricity meters, a wood effect laminate floor and a door to the dining room.



DINING ROOM 12' 6" x 10' 3" (3.80m x 3.12m)

PVC double glazed window to the rear elevation, ceiling light point, a double panel radiator, a wood effect laminate floor and doors to an understairs store, the kitchen and carpeted stairs with handrail to the first floor landing,



UNDERSTAIRS STORE

Ceiling light point, electricity consumer unit, shelves and coat hooks for storage.

KITCHEN 9' 2" x 5' 10" (2.80m x 1.78m)

PVC double glazed window to the rear elevation and a PVC double glazed obscured glass door to the side 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 with mixer tap, space for an upright ridge freezer, space for a washing machine, space for a gas cooker, stainless steel and glass cooker canopy with light and grease filter and a tiled floor.



FIRST FLOOR LANDING

Ceiling light point, loft access point and single panel radiator, a wood effect laminate floor and doors to two bedrooms and the bathroom.

BEDROOM ONE 11' 2" x 10' 0" (3.41m x 3.04m)

PVC double glazed window to the front elevation, ceiling light point, a single panel radiator, open doorway to a built in cupboard over the stairs having hanging rail and shelving and a wood effect laminate floor.



BEDROOM TWO 12' 5" x 7' 4" (3.79m x 2.23m)

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

BATHROOM 9' 1" max x 6' 0" (2.78m x 1.82m)

PVC double glazed obscured glass window to the rear elevation, ceiling light point, a wall mounted extractor fan, 'P' shaped bath with panelled side, glass splash screen, a mixer tap bath filler with shower connection and an electric shower above, low level W/C, a vanity wash sink unit with mixer pillar tap and drawers below, a single panel radiator, a wood effect vinyl floor and a door to an airing cupboard housing a combi gas fired central heating boiler.

BACK GARDEN

Fencing to side and rear boundaries two paved patio areas, planted beds and borders, gravelled area and an outside tap.





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:- 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.