



99 INSTITUTE ROAD
KINGS HEATH
BIRMINGHAM
B14 7EU

GUIDE PRICE £375,000

An above average size and well presented three bedroom Victorian style terrace house, well located for access to local schools and Kings Heath High Street shops and amenities. The property comprises: vestibule, hall, dining room, lounge, rear lobby, modern fitted kitchen and a downstairs bathroom; upstairs there are three bedrooms (Bedroom 1 is approx. 15' 8" wide), and a modern fitted shower room. The house has majority PVC double glazing and combi gas fired central heating. Outside, there is a pleasant back garden and there is a garden at the front. The current Vendors have retained many original style features and viewing is essential.

FRONT

Brick wall to the front and one side boundary, paved path, planted bed, a canopy porch and a wooden door with top light above gives access to the vestibule.

VESTIBULE

A wooden and glazed door gives access to the hall.

HALL

Ceiling light point, ceiling coving, arch with maids of honour, a single panel radiator, a tiled floor and doors to the dining room lounge and an understairs store.

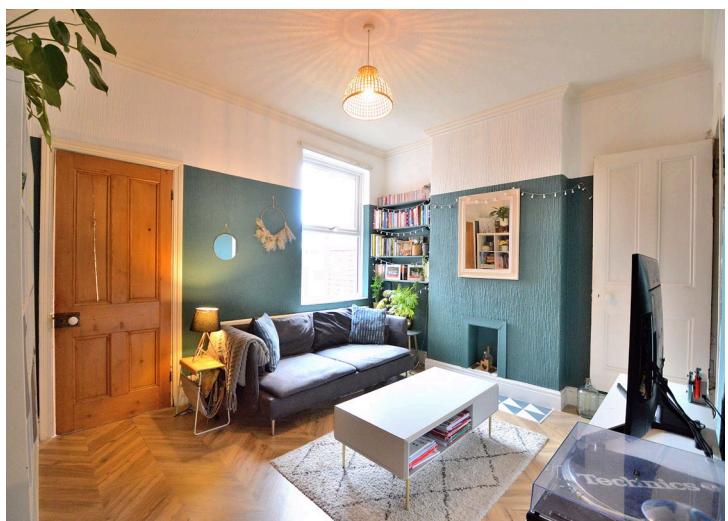


DINING ROOM 15' 0" into bay window x 10' 5" into chimney breast recess (4.56m x 3.17m)

An original style wooden and glazed box bay window with stain glass top lights to the front elevation, ceiling light point, ceiling rose, ceiling coving, a single panel radiator, an original style cast iron fireplace with tiled back and hearth and a wooden floor.

LOUNGE 11' 5" x 13' 10" into chimney breast recess (3.49m x 4.22m)

PVC double glazed window to the rear elevation, ceiling light point, ceiling coving, a single panel radiator, wood effect floor and doors to the stairs and an inner lobby.



INNER LOBBY

PVC double glazed door to the side elevation giving access to the rear garden, ceiling light point, a built in cupboard and drawers and an open door way to the kitchen.

KITCHEN 13' 1" x 7' 10" (4.00m x 2.39m)

PVC double glazed window to the side elevation, ceiling spot light fittings, 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 electric hob, an integrated electric double oven, an integrated fridge freezer, a wood effect laminate floor and a doorway to a lobby where there is a door to the downstairs separate W/C and a door to the downstairs bathroom.



DOWNSTAIRS WC 2' 7" x 5' 5" (0.78m x 1.65m)

PVC double glazed obscured glass window to the side elevation, ceiling light point and a low level W/C.

DOWNSTAIRS BATHROOM 5' 5" x 7' 10" (1.64m x 2.38m)

PVC double glazed obscured glass window to the side elevation, ceiling light point, a single pane radiator, a pedestal wash hand basin, a bath with panelled side, tiled splash backs, door to a built in storage cupboard and a tiled floor.



FIRST FLOOR LANDING

Ceiling light point, loft access point, a single panel radiator, a carpeted floor and doors to three bedrooms and a shower room.

BEDROOM ONE 13' 0" x 15' 8" into chimney breast recess (3.95m x 4.78m)

Two PVC double glazed windows to the front elevation, ceiling light point, a single panel radiator, an original style cast iron fireplace with tiled back and a carpeted floor.

BEDROOM TWO 11' 7" x 12' 4" into chimney breast recess (3.52m x 3.77m)

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

BEDROOM THREE 9' 9" into chimney breast recess x 8' 1" (2.96m x 2.46m)

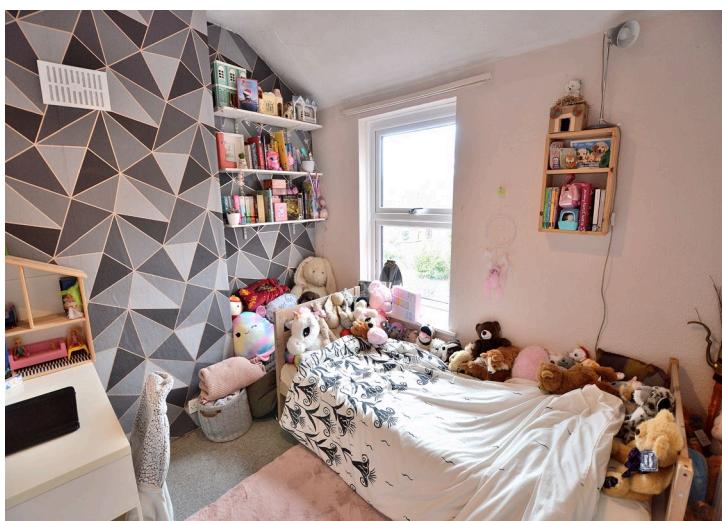
PVC double glazed window to the side elevation, ceiling light point, a single panel radiator and a carpeted floor.

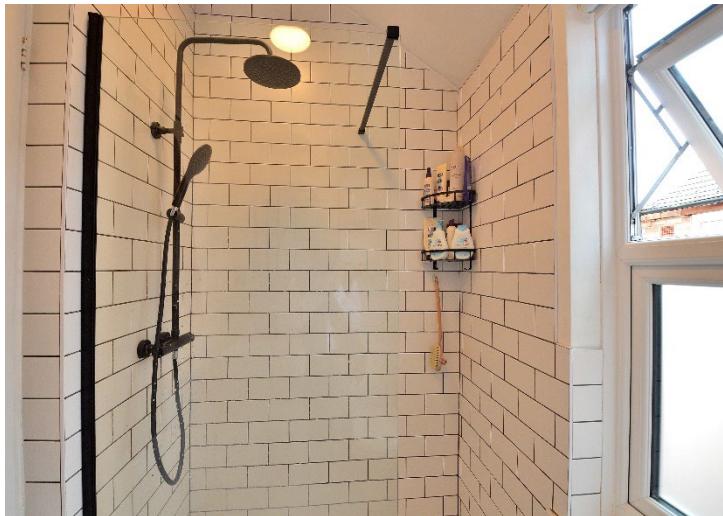
SHOWER ROOM 7' 6" into shower area x 4' 10" (2.29m x 1.48m)

PVC double glazed obscured glass window to the side elevation, ceiling light point, wall mounted extractor fan, a wall mounted wash hand basin with a monobloc tap, a close coupled W/C a walk in shower cubicle with a thermostatically controlled bar shower, tiled splash backs and a tiled floor.

BACK GARDEN

Fencing to boundaries, gate in one side boundary giving access to the shared side tunnel entrance, wall mounted outside light, a paved patio, lawn, a timber garden shed and a variety of mature and well established shrubs and trees.

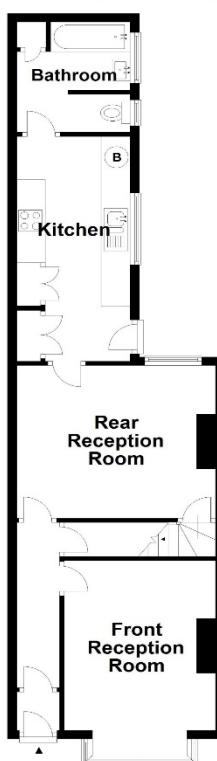




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Ground Floor

Approx. 56.7 sq. metres (610.8 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



Total area: approx. 111.6 sq. metres (1201.4 sq. feet)

Not to scale. For illustrative purposes only

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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:- C

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.

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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 exits 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.

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