

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



53 CHAMBERLAIN ROAD
KINGS HEATH
BIRMINGHAM
B13 0QP

GUIDE PRICE £400,000

A very well presented traditional style semi detached house, which is situated in a pleasant cul-de-sac. The property briefly comprises: porch, hall with oak flooring, a good size lounge / dining room which has an open archway to a conservatory, a modern fitted breakfast kitchen, utility room, three well proportioned bedrooms, and a shower room. There is a side garage which has an electronically operated door. The house has gas fired central heating, PVC double glazing and an intruder alarm. Outside, there is a delightful south east facing rear garden, and there is driveway parking for multiple vehicles at the front.

FRONT

Low level brick walls to the front and one side elevation, a good size block paved driveway, with an additional side gravelled area, electronic roller garage door, and sliding doors to a PVC double glazed porch.

HALL

Ceiling light point, wall mounted column style radiator, wooden panelled doors to the breakfast kitchen, and the through lounge / dining area.

LOUNGE / DINING AREA

LOUNGE AREA: 16' 8" into bay x 12' 10" (5.08m x 3.91m) PVC bay window to the front elevation; single panel radiator within the bay, ceiling light point, three wall light points, living flame gas fire within the chimney breast, and a TV aerial point. **DINING AREA:** 9' 8" x 7' 9" (2.94m x 2.36m) Single panel radiator, ceiling light point, and a wall mounted light point, and an open arch to a conservatory.

CONSERVATORY 7' 10" x 9' 3" (2.39m x 2.81m)

Wall to one side elevation, and a windows to the rear and double doors with adjacent windows to the other side with a glass roof, and a double panel radiator.

BREAKFAST KITCHEN 9' 2" x 11' 2" max (2.79m x 3.40m)

Two PVC windows to the rear elevation; two ceiling light fittings, work surfaces to four sides, inset 'Siemens' four ring gas hob with a cooker canopy with light / grease filter above, and tiled splash backs, unit housing an oven and grill with a microwave oven above, floor mounted cupboards and drawers, wall mounted cupboards, open fronted shelved storage area, single bowl single drainer sink unit with a monobloc tap, breakfast bar area, single panel radiator, storage cupboard, space for a fridge and a wooden and glazed door into the utility area.

UTILITY ROOM 16' 8" x 8' 2" max (5.08m x 2.50m)

PVC window to the side elevation and a PVC door to the rear elevation; wooden door into the garage; two ceiling mounted electric strip lights, work surfaces to two sides, wall mounted cupboards, floor mounted cupboards and drawers, space and plumbing for an automatic washing machine, dishwasher, and tumble dryer, wall mounted power points, double panel radiator, single bowl single drainer sink unit with a monobloc tap, tiled splash backs and a wall mounted gas central heating boiler.

FIRST FLOOR LANDING

Ceiling light point, loft access point, PVC window to the side elevation; wooden handrail, and a single panel radiator.

BEDROOM ONE 15' 3" to door reveal x 12' 1" into units (4.64m x 3.68m)

A good size room. PVC window to the front elevation; single panel radiator within the bay, ceiling



light point, three double wardrobes with hanging rail and shelving within the chimney breast recesses with top boxes above, and a dressing table area in between with two drawers and two cupboards below.

BEDROOM TWO 9' 11" x 11' 11" (3.02m x 3.63m)

PVC window to the rear elevation; two ceiling light fittings, single panel radiator, sliding doors including a mirror fronted door to fitted wardrobes.

BEDROOM THREE 9' 5" x 7' 3" (2.87m x 2.21m)

Another good size room. PVC window to the front elevation; ceiling light point, single panel radiator, and hanging rail over the stairs bulk head.

SHOWER ROOM 5' 4" x 8' 4" (1.62m x 2.54m)

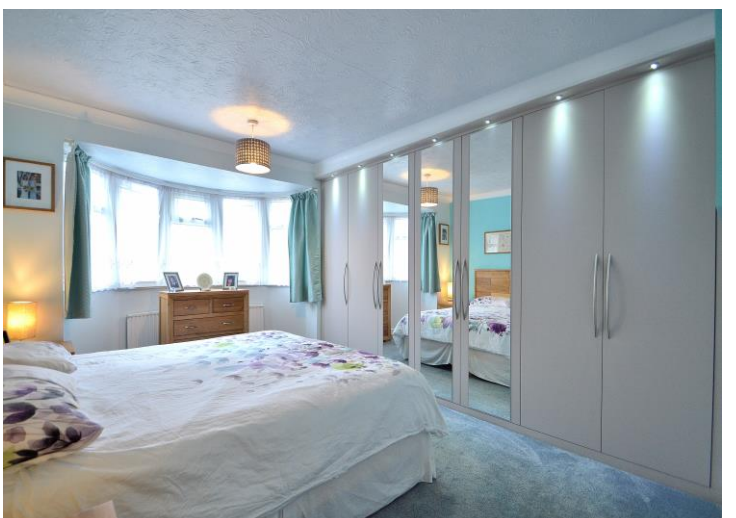
PVC window to the rear elevation; six ceiling mounted halogen down lights, wall mounted ladder style towel rail / radiator, full wall height ceramic tiling, close coupled WC, vanity sink unit within a work surface with a cupboard and shelves below, and adjacent storage and cupboards, and a good size separate shower cubicle with a power / Jacuzzi style shower.

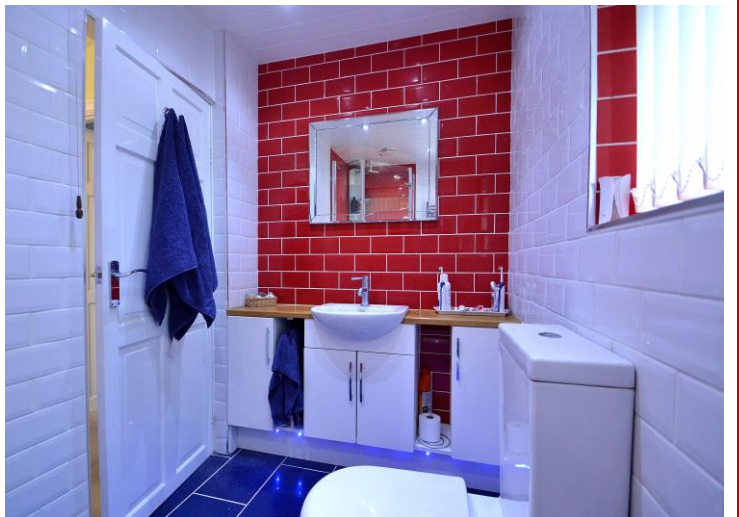
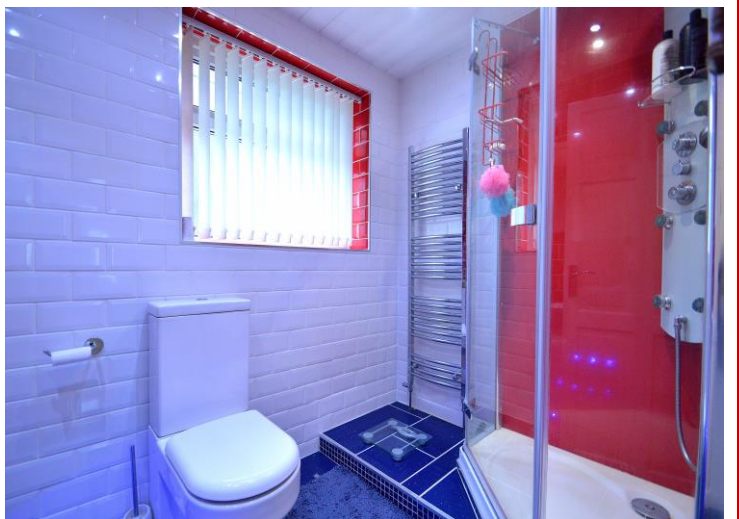
GARAGE / STORE 17' 10" x 7' 3" (5.43m x 2.21m)

Door in the front elevation, ceiling mounted strip light, gas meter, and a wall mounted electric consumer unit / meter.

REAR

Patio area leading from the utility area, outside tap, retaining wall with a ramp in between gives access to the rest of the garden, shaped block paved path, shaped lawn, bark chip borders with hedging, shrubs, and trees. Timber workshop with electric power. Timber storage shed.



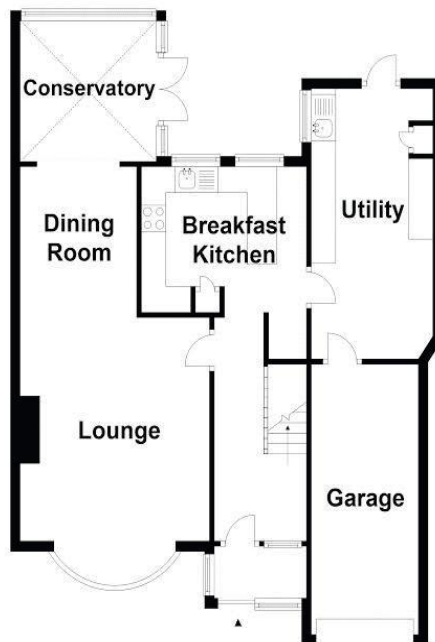




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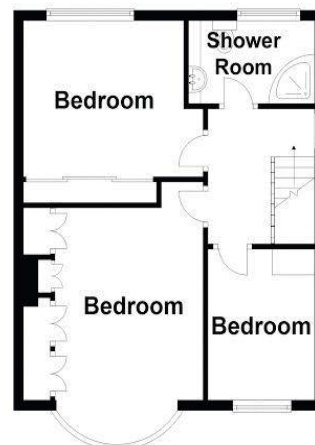
Ground Floor

Approx. 78.3 sq. metres (842.5 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 122.5 sq. metres (1318.6 sq. feet)
Not to scale. For illustrative purposes only

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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.

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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 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.

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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.