



20 BRENT ROAD
STIRCHLEY
BIRMINGHAM
B30 2TP

Guide Price £250,000

A beautifully presented three bedroom town house, situated in a popular area close to local shops and bus routes. The property comprises: porch, stairs lobby, living room with log burning stove, fitted kitchen with built in dishwasher, a modern fitted downstairs bathroom with a separate shower cubicle, conservatory having bi-folding doors opening to a spacious back garden and three bedrooms. The house has combi gas fired central heating and PVC double glazing. Outside, there is a pleasant back garden and there is driveway parking at the front. This is a very stylish property and early viewing is recommended.



The UK's number one property website



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB
0121 443 4343 • property@glovers.uk.com • www.glovers.uk.com

FRONT

Hedging to the front and both side boundaries, path made from shingle, bark laid garden area and a PVC door leads to a porch.

PORCH

Light point and a wooden door to a stairs lobby.

STAIRS LOBBY

Stairs to the first floor landing, ceiling light point, wall mounted electric consumer unit, wooden door to the living room, and a single panel radiator.

LIVING ROOM 17' 0" x 11' 9" into chimney breast recess (5.17m x 3.57m)

PVC bay window to the front elevation; double panel radiator within the bay, TV aerial point, multi-fuel stove on a black slate hearth, two ceiling light points, open under stairs STORE and a wooden and glazed door to the kitchen.

KITCHEN 9' 4" x 9' 5" (2.84m x 2.88m)

Four ceiling mounted halogen down lights, window overlooking the conservatory; floor mounted cupboards with copper tube handles and drawers with stylish work surfaces with glass tops, belfast sink unit with a monobloc tap, space for a fridge / freezer, built-in Electrolux automatic washing machine, wooden door to a downstairs WC, and a single panel radiator. The cooker maybe available by separate negotiation.

DOWNSTAIRS BATHROOM 9' 3" x 4' 8" (2.82m x 1.41m)

PVC double glazed window to the rear elevation; four ceiling mounted halogen down lights, extractor fan, double ended bath with a monobloc tap, sink unit with a storage cupboard below and a monobloc tap, tiled splash backs, close coupled WC, separate shower cubicle with an off the mains shower with full wall height tiling within the cubicle, and a wall mounted ladder style towel rail / radiator.

CONSERVATORY 6' 0" x 13' 8" (1.83m x 4.16m)

Glass roof, two wall mounted light points, bifold doors giving access to the rear garden, and a wall mounted DeLonghi wall mounted electric heater, bifold doors open to a wooden raised area to the rear garden.

FIRST FLOOR LANDING

Ceiling light point, smoke alarm, loft access point and three wooden doors to three bedrooms.

BEDROOM ONE 10' 8" x 17' 1" max (3.24m x 5.21m)

PVC window to the front elevation; ceiling light point, single panel radiator, open storage cupboard with shelving, two wall mounted hanging rails and stripped wooden flooring.



BEDROOM TWO 12' 10" x 9' 2" max (3.90m x 2.80m)

PVC window to the rear elevation; ceiling light point, single panel radiator, decorative fireplace and stripped wooden flooring.

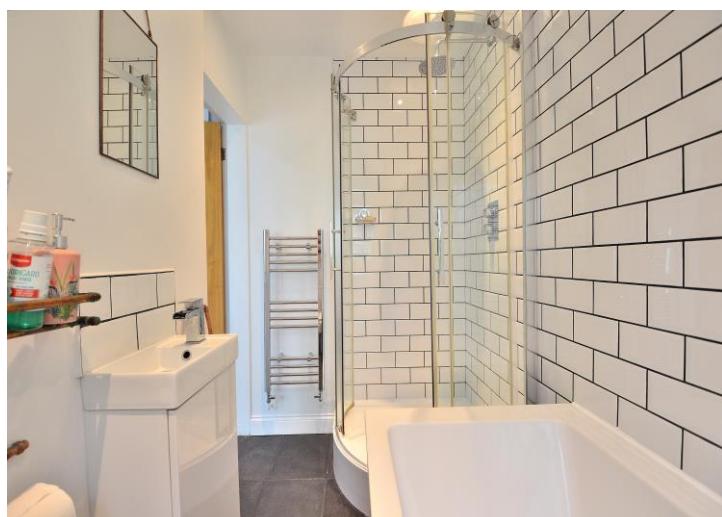
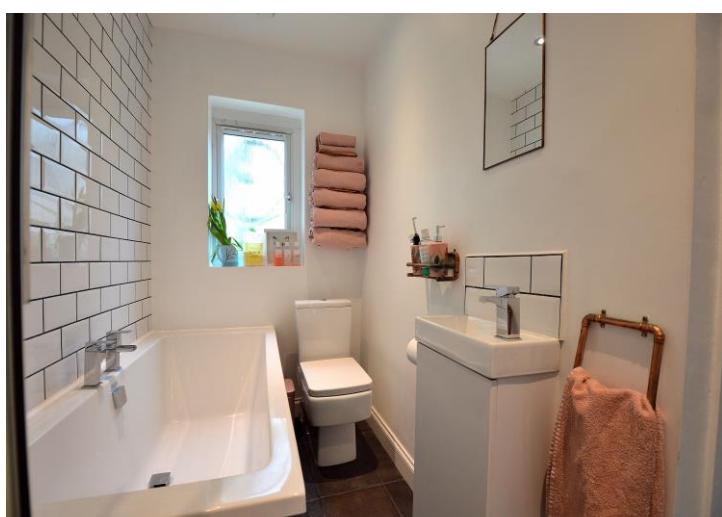
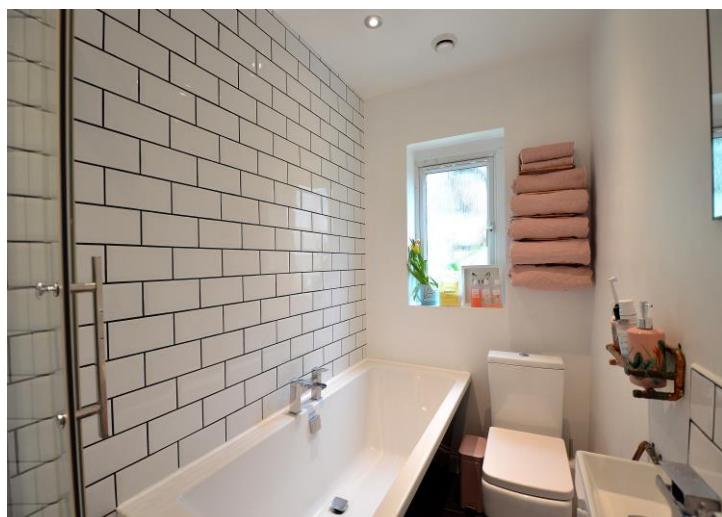
BEDROOM THREE 9' 7" x 7' 7" (2.93m x 2.32m)

PVC window to the rear elevation; ceiling light point, wall mounted 'Worcester' combi gas fired central heating boiler, single panel radiator and stripped wooden flooring.

BACK GARDEN

Accessed from the conservatory; wooden gate to the side elevation, steps to a good size lawn, shaped planted beds to both sides, hedging to both side boundaries, and a very good size timber shed.





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:- B

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.