

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



28 ALBERT ROAD
KINGS HEATH
BIRMINGHAM, B14 7HE

OFFERS AROUND £274,950

An extended and characterful Victorian style terraced house, which is situated in a pleasant cul-de-sac close to the shops and bus routes on (A435) Alcester Road South / High Street. The property briefly comprises: lounge, living room, a very spacious dining kitchen, utility room / WC, garage, three good size bedrooms, and a bathroom. The house has double glazing, combi gas fired central heating, an intruder alarm, and a south facing rear garden. The property is being sold with the benefit to the purchaser of NO UPWARD CHAIN.

LOCATION

Travelling south along Alcester Road South (A435), pass Sainsbury's supermarket on the right hand side, and then turn third left into Albert Road; the property is situated on the right.
Birmingham A-Z map reference page 133 6:H

VIEWING

Strictly by appointment through our Kings Heath office on 0121 443 4343 or by email.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

0121 443 4343 • property@glovers.uk.com • www.glovers.uk.com

FRONT

Brick wall to the front and side boundary, a paved access area in front of the garage doors, and a wooden planter on brick piers. A wooden panelled door leads into the lounge.

LOUNGE 11'11" (into chimney breast recess) x 11'6" (3.63m x 3.51m)

Double glazed window to the front elevation; ceiling light point, period style wooden fire surround, double panel radiator, and a telephone point; doorway to the stairs lobby.

STAIRS LOBBY

Staircase with a wooden handrail to the first floor landing; ceiling light point, and a wooden panelled door to the living room.

LIVING ROOM 12'0" (into chimney breast recess) x 11'4" (3.66m x 3.45m)

Open to the dining kitchen; fire place with a cast iron multi-fuel burner, quarry tiled floor with a decorative border around the fire place, ceiling light point, single panel radiator, TV aerial connection, telephone point, and an original style wooden panelled door to an under stairs STORE with light point.

DINING KITCHEN 18'11" x 13'9" (5.77m x 4.19m)

A very good size dining kitchen extension with a wooden panelled and glazed door, and a double glazed window in the rear elevation to the south facing rear garden; 'Velux' roof light, roof space access point, ceiling mounted halogen down lights, double panel radiator, and a wooden panelled door to an inner passage; high gloss floor mounted cupboards and drawers, wall mounted cupboard, inset stainless steel single bowl single drainer sink unit with a mixer tap, work surfaces, ceramic tiled splash backs, space for an upright fridge freezer, a 'Leisure Range Master' gas cooker, and a wall mounted 'Worcester' combi gas fired central heating boiler.

INNER PASSAGE

Doorway to the utility room/WC, and a door to the garage.

UTILIY ROOM / WC 7'7" x 4'0" (2.31m x 1.22m)

Plumbing for an automatic washing machine, wall mounted extractor fan, ceiling light point, close coupled WC, and a wall mounted wash hand basin.

GARAGE 14'1" x 7'3" (4.29m x 2.21m)

Double wooden doors to the front elevation; electricity meter, electric strip light, and power points.



FIRST FLOOR LANDING

Loft access point, ceiling light point, part carpeted and part stripped and varnished floor boards, original style four panel doors to three bedrooms, and a bathroom.

BEDROOM ONE 11'11" (into chimney breast recess) x 11'6" (3.63m x 3.51m)

Double glazed window to the front elevation; ceiling light point, single panel radiator, and an original style four panel door to the CLOSET over the stairs, fitted with shelves and a hanging rail.

BEDROOM TWO 11'10" (into chimney breast recess) x 11'4" (3.61m x 3.45m)

Double glazed window to the rear elevation; ceiling light point, period style fire place, and a single panel radiator.

BEDROOM THREE 10'7" x 7'1" (3.23m x 2.16m)

Double glazed window to the rear elevation; ceiling light point, and a single panel radiator.

BATHROOM 7'2" x 7'2" (2.18m x 2.18m)

Double glazed window to the front elevation; ceiling light point, wall mounted extractor fan, single panel radiator, and a tiled floor; white suite comprising bath with handgrips, tiled side, a mixer shower above the bath, ceramic tiled splash backs, pedestal wash hand basin, and a close coupled WC.

REAR

A south facing rear garden extending to approximately 70 feet; brick paved patio area, mainly lawn, borders planted with a variety of evergreen and deciduous shrubs, and herbaceous plants.





Consumer Protection from Unfair Trading Legislation 2008

glovers ESTATE AGENTS abide by current consumer protection legislation when dealing with 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; and not acting with the standard of care and skill that is in accordance with honest market practice and in good faith.

The National Association of Estate Agents

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.

Client Money Protection Scheme

glovers ESTATE AGENTS, as a member of National Association of Estate Agents subscribes to a Client Money Protection Scheme which is a compensation scheme run by the National Federation of Property Professionals (NFoPP) which provides compensation to landlords, tenants and other clients should an agent misappropriate their rent, deposit or other client funds.

The Property Ombudsman Scheme

glovers ESTATE AGENTS is a member of The Property Ombudsman Scheme (TPOS) and follows the TPOS Code of Practice. The Landlord agrees that we may give information about the property to the Ombudsman, if the landlord has registered a complaint and he asks for information. The landlord also agrees that we may give the landlord's contact details to TPOS (if they ask for it) to help them monitor how we are following the Code of Practice. A copy of the Code of Practice and the Consumer Guide is available from www.tpos.co.uk

Anti Money Laundering measures

glovers ESTATE AGENTS have in place procedures and controls, which are designed to forestall and prevent money laundering. If we suspect that a customer or 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.

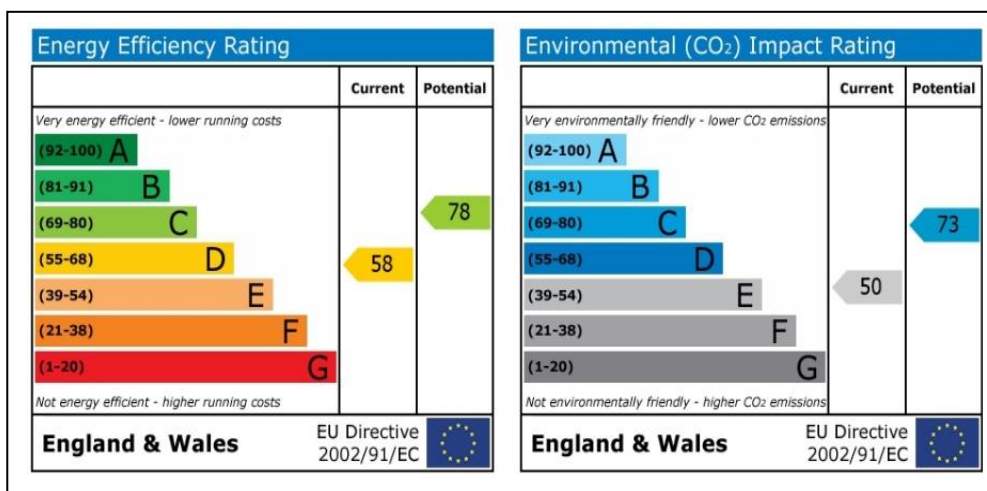
Tenure

The vendor advises us that the property is Freehold. Purchasers must verify tenure details with their solicitor / conveyancer.

Council Tax Band: B

Energy Performance Certificate

The full E P C is available as a paper copy, or as an email in portable document format (pdf), upon request.



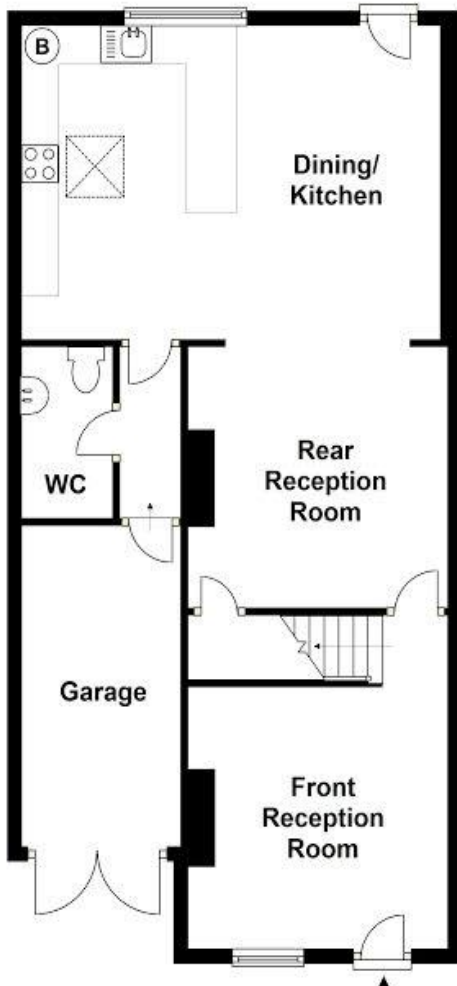
Floor plan

The floor plan was prepared by Paul Nagra-Martin (Domestic Energy Assessor) 07881 697697 to illustrate the general layout of the rooms. It is not to scale. The accuracy of the plan cannot be guaranteed.

28 Albert Road, Kings Heath, B14 7HE

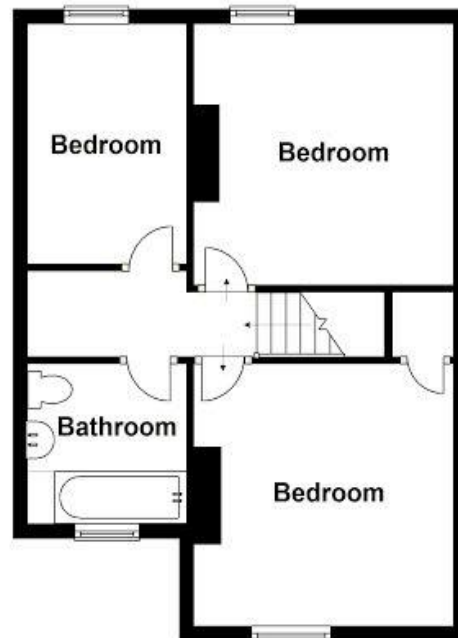
Ground Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



Total area: approx. 109.6 sq. metres (1179.7 sq. feet)
Not to scale. For illustrative purposes only