



melvyn  
**Danes**  
ESTATE AGENTS



melvyn  
**Danes**  
01564 124555  
Information is all  
**FOR SALE**

**May Lane**

**Kings Heath**

**Offers Around £270,000**

## Description

This traditional terraced house is situated in this road of similar properties ideally placed within the sought after suburb of Kings Heath.

Close to well regarded schools including King Edward Camp Hill Grammar school with the benefit of local shops at the junction on both Kings Road and the High Street itself, the property benefits from being within walking distance of Kings Heath High street where there is a variety of eclectic shops, restaurants and hostelrys all along the Alcester Road. There is access also via the main A435 to junction 3 of the M42 motorway (via the Hollywood bypass) forming part of the midlands motorway network with access to the M5, M6, and M40.



There are railway stations at Yardley Wood, Kings Norton and soon to be Kings Heath offering commuter services between Birmingham and Stratford upon Avon and local bus services provide access to the City of Birmingham and the surrounding suburbs.

An ideal location therefore for this mid terraced house which is set back from the road behind a small foregarden, a paved pathway leads to a front door which opens to the porch with further door into the large lounge diner with log burner, windows to the front and rear and door into the inner hallway with a turned staircase to the first floor accommodation and door into the modern kitchen diner.



On the first floor landing there are doors to two double bedrooms and a modern bathroom.

The rear garden has a paved courtyard patio leading to a further patio with artificial lawn, timber shed and fencing to boundaries.



**Accommodation**

**PORCH**

**LOUNGE DINER**

26'2 into box bay x 11'11 max (7.98m  
into box bay x 3.63m max)

**INNER HALLWAY**

**MODERN KITCHEN DINER**

22'8 x 7'3 (6.91m x 2.21m)

**LANDING**

**BEDROOM 1**

11'11 x 11'2 (3.63m x 3.40m)

**BEDROOM 2**

12'4 x 8'11 (3.76m x 2.72m)

**MODERN BATHROOM**

**REAR GARDEN**



TERMURE: We are advised that the property is freehold.

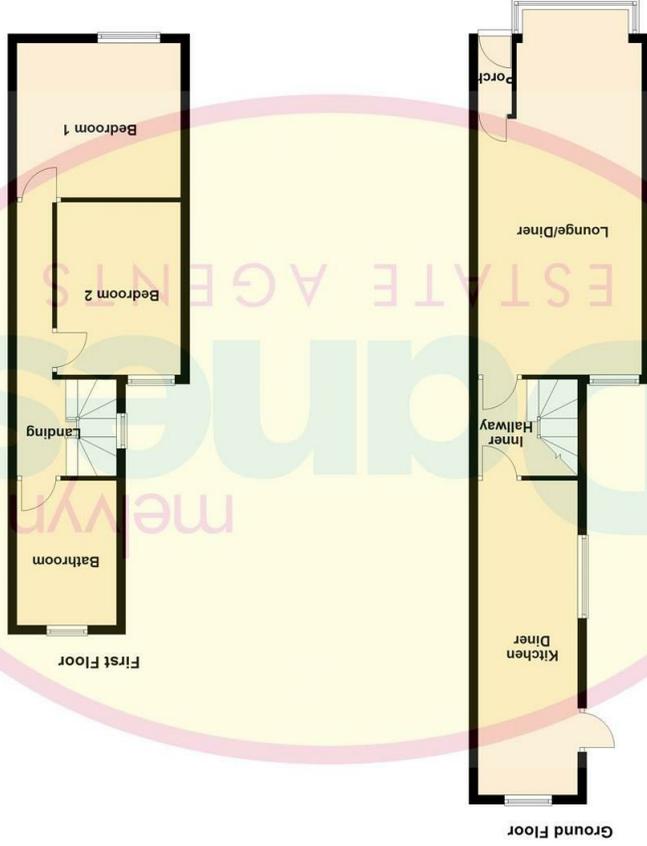
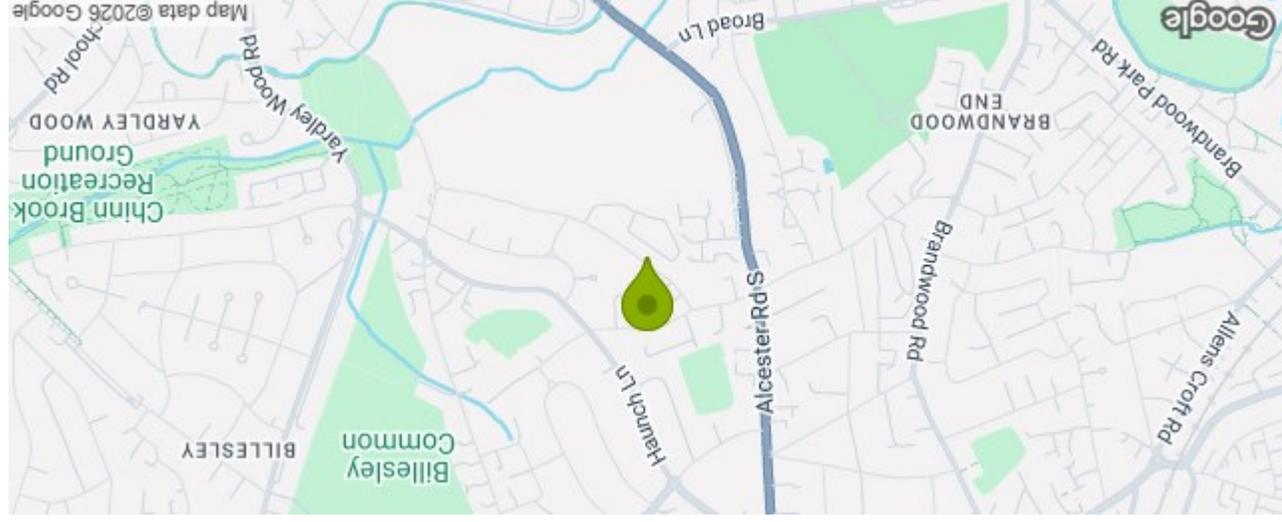
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 30/09/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 30/09/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. VIEWING: By appointment only with the office on the number below.

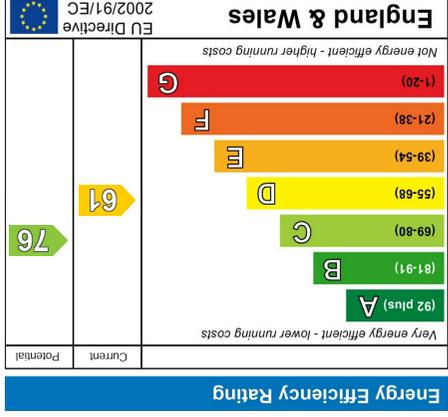
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyor as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



### 84 May Lane Kings Heath Birmingham B14 4AG Council Tax Band: B



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.