



HERITAGE ESTATE AGENCY



73 May Lane, Kings Heath, Birmingham, B14 4AQ

£285,000

A Two Bedroom Mid Terrace Property





May Lane comprises in further detail:

The property is set back behind the road and approached via paved fore garden with dwarf wall to front and step up to main entrance door with window over opening to:

Vestibule Area

Tiled flooring and opening to:

Entrance Hallway

Ceiling light point, wood flooring and door to:

Through Lounge/Dining Room - Lounge Area 26' x 9'9" < 12'10" max

Bay window with shutters to front aspect, coved ceiling, ceiling light point with ceiling rose, wood flooring, radiator, feature recess to chimney breast with log burning stove set on hearth and opening to:

Dining Area

Window to rear aspect, ceiling light point, built-in cupboards with shelving over, wood flooring, radiator and door to:

Inner Lobby

Tiled flooring, stairs rising to first floor accommodation and doors to:

Under Stair Storage Cupboard

Obscured window to side aspect, wall mounted light point and tiled flooring.

Kitchen 11'2" x 7'4"

Window to side aspect, door to side aspect opening to rear garden, ceiling spot lights, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated

oven and four ring gas hob with extractor hood over, plumbing for washing machine, integrated dish washer and fridge/freezer.

First Floor Accommodation

Leading from the inner lobby stairs rise to first floor accommodation leading onto:

Landing

Window to side aspect, two ceiling light points, loft access, radiator and doors to:

Bedroom One 11'3" x 14'9" max

Two windows to front aspect, ceiling light point, wood flooring and built-in wardrobes.

Bedroom Two 12'2" x 11'9" max

Window to rear aspect, ceiling light point, wood flooring and radiator.

Bathroom

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, cupboard housing boiler, radiator, heated towel rail and a bathroom suite comprising: roll top bath with mixer tap and shower attachment over, shower area with glazed screen and wall mounted mixer shower over, counter top wash hand basin with mixer tap over set on vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via the kitchen and benefits from block paved pathway leading to two out buildings, block paved seating area with Pergola, shared blue brick pathway leading to gated shared side passageway, lawn area, planted bed, raised decked seating area and shed to rear.





Agent Notes:

1. We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

2. We are advised that there is a right of way for the neighbouring property to pass over part of the garden to access a shared side passageway.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are

connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

COUNCIL TAX BAND

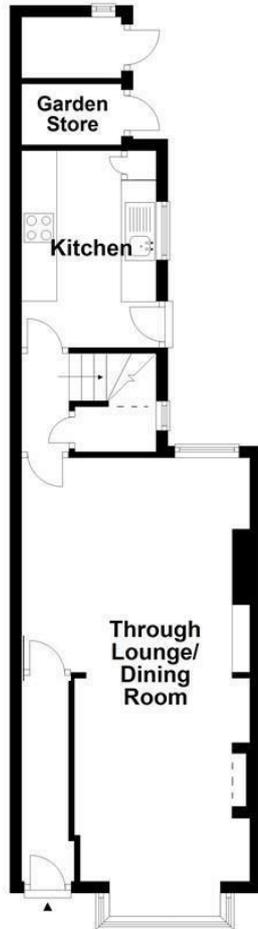
The vendor has informed us that the property is located within Birmingham City Council - Band B





73 May Lane, Kings Heath, B14 4AQ

Ground Floor



First Floor



Not to scale. For illustrative purposes only

VIEWING By appointment through 'Heritage'

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Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

