



# HERITAGE ESTATE AGENCY



**84 May Lane, Kings Heath, Birmingham, B14 4AG**

**£255,000**

**A Two Bedroom Mid Terrace Property**





### **May Lane comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, blue slate chipped area with shrub and block paved pathway leading to step up to main entrance door with window over opening to:

#### **Entrance Vestibule**

Built-in gas and electric meter cupboards, wood effect flooring and door to:

#### **Through Lounge/Dining Room 23'9" max x 12'1" max**

Bay window to front aspect, window to rear aspect, coved ceiling, four wall mounted light points, dado rail with panelling beneath, wood effect flooring, two radiators, feature recess to chimney breast with log burning stove set on hearth, feature fire surround with coal effect gas fire set on hearth and door to:

#### **Inner Lobby**

Wood effect flooring, stairs rising to first floor accommodation, radiator, door to kitchen and opening to:

#### **Under Stair Storage Pantry**

Window to side aspect, wall mounted boiler and wood effect flooring.

#### **Breakfast Kitchen 22'9" x 7'2"**

Windows to rear and side aspects, door to side aspect opening to rear garden, ceiling spot lights, part tiled walls, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset two and half bowl sink unit with mixer tap over, integrated oven with four ring gas hob, plumbing for washing machine and space for fridge/freezer.

### **First Floor Accommodation**

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

#### **Landing**

Window to side aspect, coved ceiling, ceiling light point, loft access with pull down ladder, radiator and doors to:

#### **Bedroom One 11'2" x 11'10" max**

Window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail and radiator.

#### **Bedroom Two 12'1" x 8'11" max**

Window to rear aspect, coved ceiling, ceiling light point with ceiling rose, picture rail and radiator.

#### **Bathroom 10'5" max x 7'2" max**

Obscured window to rear aspect, part coved ceiling, ceiling spot lights, extractor fan, tiled walls, heated towel rail, radiator and a bathroom suite comprising: walk-in shower area with wall mounted electric shower over, panelled bath with mixer tap over, pedestal wash hand basin and low level flush w.c.

#### **Loft Area 13'2" x 11'10"**

Ceiling light point. (With some restricted head height)

### **Outside**

#### **Rear Garden**

Accessed via the breakfast kitchen and benefits from block paved pathway leading to paved seating area, block paved shared pathway, artificial lawn area, block paved pathway with planted bed to side leading to further paved area and shed.

### **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 and for this property to pass over the gardens of neighbouring properties to access a shared side passageway.

3. We would advise interested parties that the seller of the property will be acting as an Executor and that Probate has been granted.

4. We advise potentially interested parties that the rear garden backs on to May Lane Allotments.

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.

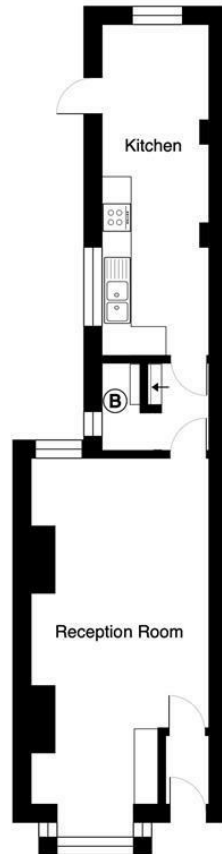
#### **COUNCIL TAX BAND**

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

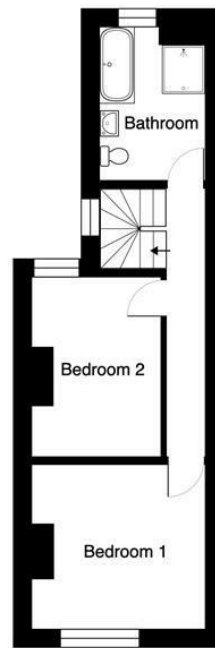




Ground Floor  
Floor Area: 48.1 m<sup>2</sup> ... 518 ft<sup>2</sup>



First Floor  
Floor Area: 38.2 m<sup>2</sup> ... 411 ft<sup>2</sup>



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Birmingham, B14 4AG.

Total Area: approximately 86.3 m<sup>2</sup> ... 929 ft<sup>2</sup>

All measurements & info are approximate  
This plan is for display purposes only  
Please verify all details

**VIEWING** By appointment through 'Heritage'

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Website:- [www.heritage-estates.co.uk](http://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.

