



HERITAGE ESTATE AGENCY



22 May Lane, Kings Heath, Birmingham, B14 4AA

£280,000

A Two Bedroom End Terrace Property





May Lane comprises in further detail:

The property is set back from the road and approached via a gated fore garden with fencing to front aspect, paved area with planted beds and pathway leading to step up to main entrance door opening to:

Entrance Porch

Windows to front and side aspects and door with window over opening to:

Entrance Hallway

Coved ceiling, ceiling light point, radiator and doors to:

Under Stair Storage Cupboard

Coat hooks.

Reception Room One 14'3" into bay x 10' max

Bay window with shutters to front aspect, coved ceiling, ceiling light point, wood flooring and radiator.

Reception Room Two 12'6" max x 13'5" max

Window to rear aspect, coved ceiling, ceiling light point, door to stairs rising to first floor accommodation, wood flooring, radiator, feature fire place with tiled hearth and door to:

Kitchen 10'1" max x 7'6" max

Window to side aspect, door to side aspect opening to rear garden, ceiling light point, wall mounted electric heater, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, one and a half bowl sink and drainer unit with mixer tap over, space for cooker and under counter fridge.

First Floor Accommodation

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

Landing

Ceiling light point, loft access and doors to:

Bedroom One 11'11" max x 15'4" max

Two windows to front aspect, ceiling light point and radiator.

Bedroom Two 12'7" max x 12'2" max

Window to rear aspect., ceiling light point, radiator and door to:

Built-in Cupboard

Wall mounted light point.

Bathroom

Obscured window to side aspect, ceiling light point, part tiled walls, tiled flooring, airing cupboard housing boiler, radiator and a bathroom suite comprising: panelled bath with shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side passageway or the kitchen and benefits from paved patio area with access to outbuildings, lawn area with planted beds to sides, archway leading to further area with stepping stone pathway leading Summer House and skate ramp.

Outbuilding One

Window to side aspect, and low level flush w.c.





Outbuilding Two

Plumbing for washing machine and space for tumble dryer.

Summer House

Double doors to front aspect, two windows to front aspect and wood effect flooring.

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





22 May Lane, Kings Heath, B14 4AA

Ground Floor



First Floor



Not to scale. For illustrative purposes only

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

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E-mail:- info@heritage-estates.co.uk

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.

