



# HERITAGE ESTATE AGENCY



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

**Guide Price £430,000**

**A Three Bedroom Detached 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, planted bed, block paved driveway leading to gated side access, garage and step up to:

#### **Open Porch**

Main entrance door with window over opening to:

#### **Entrance Hallway 15' x 6'5"**

Window to front aspect, ceiling light point, wooden flooring, stairs rising to first floor accommodation with under stair storage cupboard, radiator and doors to:

#### **Through Lounge/Dining Room - Dining Area 13'5" x 10'2" max**

Window to front aspect, ceiling light point, radiator, fire surround and opening to:

#### **Lounge Area 12' x 10'2"**

Ceiling light point, two wall mounted light points, radiator, inset log effect gas fire and bi-folding doors to:

#### **Conservatory 11'2" x 9'8"**

Windows to rear and side aspects, French style doors to rear aspect opening to rear garden, ceiling light point with fan, tiled flooring, radiator and electric points.

#### **Breakfast Kitchen 11'2" x 11'3"**

Two windows to rear aspect, ceiling spot lights, part tiled walls, tiled flooring, vertical style radiator and a kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset dual sink and drainer unit with mixer tap over, space for range style cooker with extractor hood over, space for American style fridge/freezer and door to:

#### **Utility Room 6' max x 6'2" max**

Windows to rear and side aspects, door to rear aspect opening to rear garden, ceiling strip light, plumbing for dishwasher and washing machine, radiator and doors to:

#### **Ground Floor W.C.**

Ceiling light point, wall mounted boiler, tiled flooring, wall mounted wash hand basin and low level flush w.c.

#### **Garage 14'5" x 11'3"**

Up and over door to front aspect, ceiling strip light and electric points.

#### **First Floor Accommodation**

Leading from the entrance hallway stairs rise to first floor accommodation leading onto:

#### **Landing**

Obscured window with stained glass inset to side aspect, ceiling light point and doors to:

#### **Bedroom One 13'6" max x 10'1" max**

Window to front aspect, ceiling light point, radiator and fitted wardrobes with sliding mirrored doors.

#### **Bedroom Two 12' max x 9'5" max**

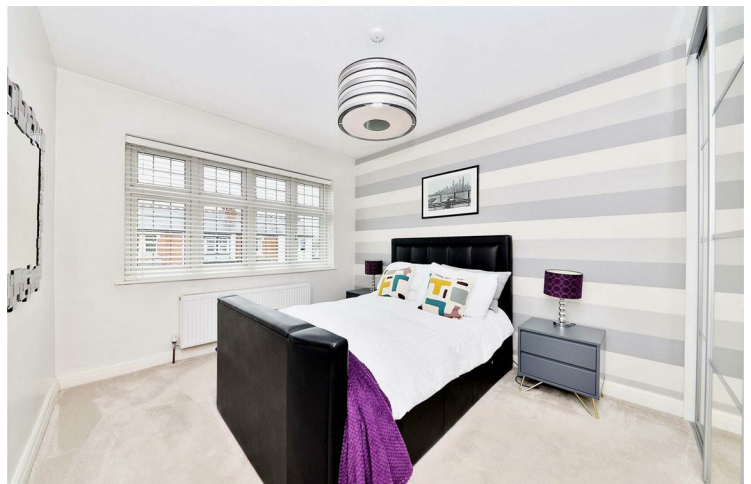
Window to rear aspect, ceiling light point, radiator and fitted wardrobes with sliding mirrored doors.

#### **Bedroom Three 9'1" x 6'8"**

Window to front aspect, ceiling light point and radiator.

#### **Bathroom 8'4" max x 7'3" max**

Obscured window to rear aspect, ceiling spot lights, loft access, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: shower cubicle with mixer shower over, free standing bath with mixer tap over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.





## Outside

### Rear Garden

Accessed via a gated side access, the conservatory or the utility room and benefits from raised decked seating area with step down to lawn area with pathways leading to gravel area, further lawn area and planted bed with pathway leading to gate opening to further garden area and shed.

### Agent Notes:

1. We have not been able to verify whether works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.
2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the rear garden of 164 May Lane 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.

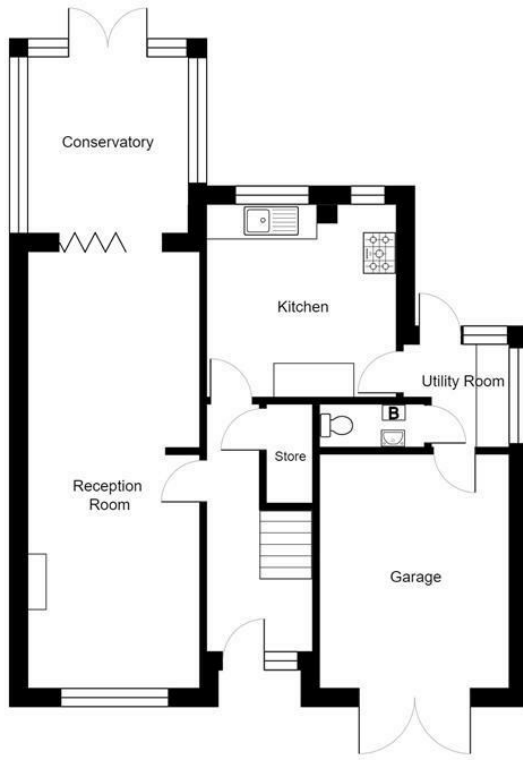
## COUNCIL TAX BAND

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





**Ground Floor**  
Area: approx 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup>



**First Floor**  
Area: approx 41.3 m<sup>2</sup> ... 445 ft<sup>2</sup>



**164 May Lane**

Total Area: approx 118.9 m<sup>2</sup> ... 1280 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

**VIEWING** By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

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.

