



HERITAGE ESTATE AGENCY



61 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 from the road and approached via shared gate opening to shared pathway leading to fore garden with dwarf wall and hedgerow to front aspect, gravel area and pathway leading to step up to:

Open Canopy Porch

Main entrance door with window over opening to:

Reception Room One 13'9" into bay x 11'11" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, built-in cupboard housing meters, radiator, feature fire surround with pebble effect gas fire set on hearth and door to:

Reception Area Two 12'3" excl recess x 11'11" max

French style doors with window over to rear aspect opening to rear garden, ceiling light point, door to under stair storage cupboard, wood effect flooring, radiator, feature fire surround with pebble effect gas fire set on hearth, door to stairs rising to first floor accommodation and opening to:

Kitchen 10'2" x 6'3"

Window to side aspect, ceiling spot lights, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, concealed boiler, integrated fridge, freezer and washing machine.

First Floor Accommodation

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

Landing

Two ceiling light points, two wall mounted light points and doors to:

Bedroom One 11'10" x 13'10" max

Window to front aspect, ceiling light point and radiator.

Bedroom Two 12'3" x 10'9" max

Window to front aspect, ceiling light point, radiator and built-in cupboard.

Bathroom 10'2" x 6'4"

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, column style radiator with towel rail and a bathroom suite comprising: corner shower cubicle with chrome mixer shower over, tiled panelled bath with mixer tap over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

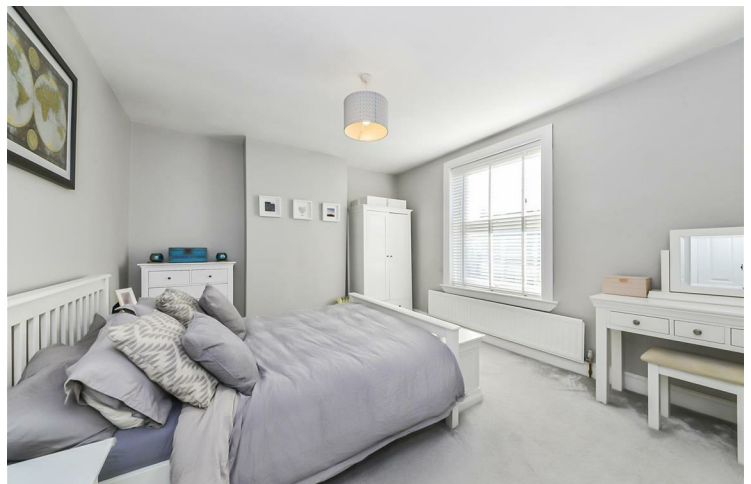
Outside

Rear Garden

Accessed via a gated shared side access or reception area two and benefits from paved patio area, two brick built buildings with one housing w.c., lawn area and raised decked area with Pergola 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 properties 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

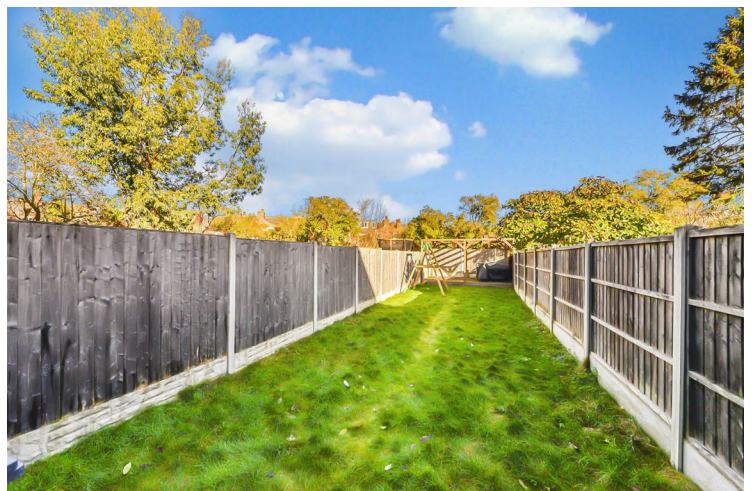
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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

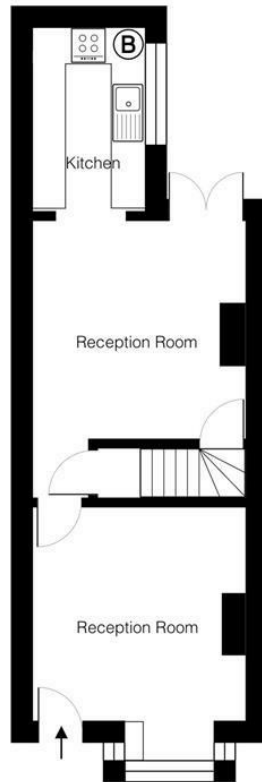
The vendor has informed us that the property is located within Birmingham City Council - Band B





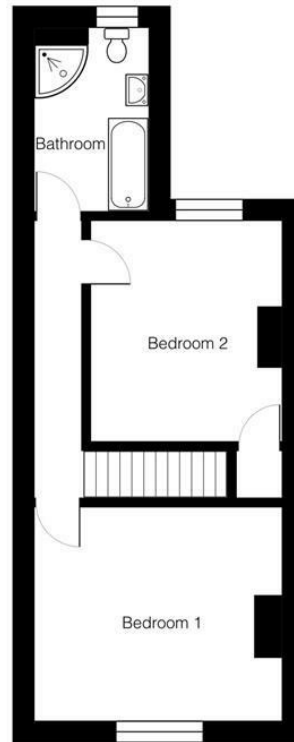
Ground Floor

Area: approx 38.6 m² ... 416 ft²



First Floor

Area: approx 42.8 m² ... 461 ft²



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Total Area: approx 81.4 m² ... 876 ft²

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.

