



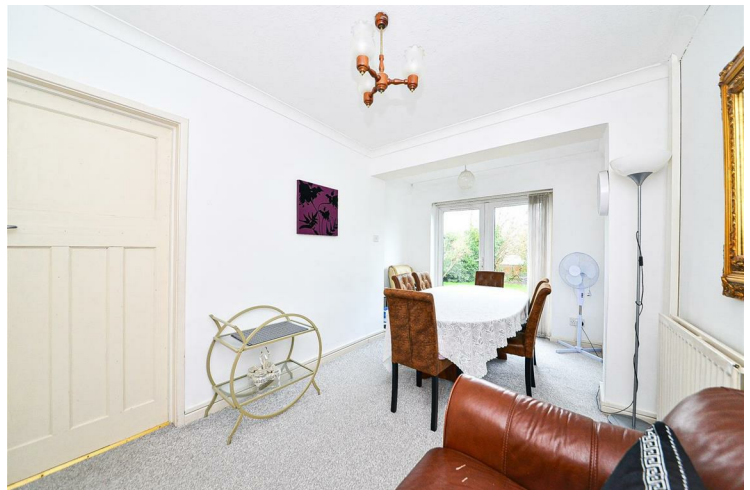
HERITAGE ESTATE AGENCY



36 Hollie Lucas Road, Kings Heath, Birmingham, B13 0QL

£495,000

A Five Bedroom Semi-Detached Property



**Hollie Lucas Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, shaped lawn area, block paved driveway leading to garage and main entrance door opening to:

Entrance Porch

Windows to front and side aspects, ceiling spot lights, gas and electric meters, tiled flooring and door to:

Entrance Hallway

Coved ceiling, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.

Obscured window to front aspect, ceiling light point, part tiled walls, radiator, wash hand basin and low level flush w.c.

Reception Room One 15'5" into bay x 13'2" max

Bay window to front aspect, coved ceiling, two wall mounted light points, ceiling light point, radiator, feature fire surround with coal effect gas fire set on hearth and double doors to:

Reception Room Two 14'11" max x 9' max

French style doors to rear aspect opening to rear garden, part coved ceilings, two ceiling light points, radiator and door to:

Kitchen 14'10" max x 10'10" max

Window to rear aspect, door to hallway, ceiling light point, built-in under stair storage pantry, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, integrated eye level double oven and four ring gas hob with extractor hood over, integrated dish washer, space for fridge/freezer, breakfast bar area, wall mounted boiler and opening to:

Inner Lobby

Ceiling light point, tiled flooring and doors to:

Reception Room Three 13'9" x 10'3"

Windows to rear and side aspect, door to rear aspect opening to rear garden, ceiling light point, , wood effect flooring and radiator.

Utility Room 4' x 6'5"

Ceiling light point, extractor fan, tiled flooring, base unit with work surface over, inset sink and drainer unit with mixer tap over and plumbing for washing machine.

Garage

Up and over door to front aspect.

First Floor Accommodation

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

Landing

Velux window, two ceiling light points, loft access, built-in over head cupboard, radiator and doors to:

Bedroom One 12'7" x 11'11" max

Window to front aspect, ceiling light point and radiator.

Bedroom Two 9'8" max x 12' max

Window to rear aspect, ceiling light point and built-in wardrobes.

Bedroom Three 10'3" x 10'6"

Window to front aspect, ceiling light point and radiator.

Bedroom Four 10'2" x 10'4"

Window to rear aspect, ceiling light point and radiator.

Bedroom Five 8'9" x 7'7"

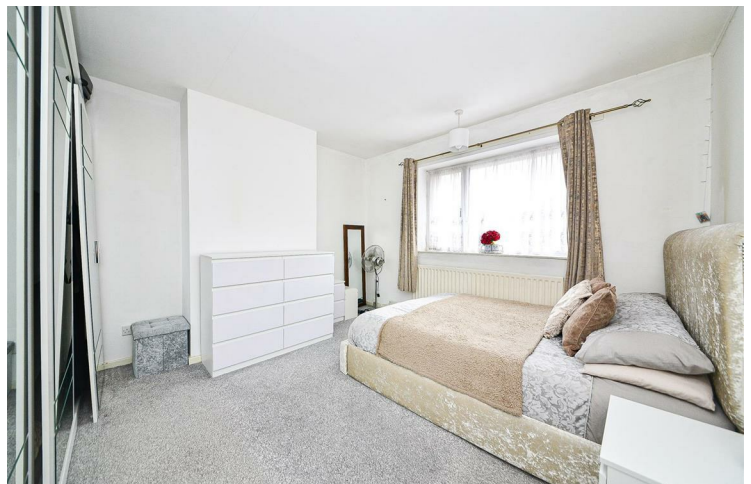
Window to front aspect, ceiling light point, radiator and over stair storage cupboard.

Family Bathroom 5'10" x 7'4"

Obscured window to rear aspect, ceiling light point, tiled walls, built-in storage cupboard, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Shower Room 6'5" x 4'11"

Velux window, ceiling light point, extractor fan, tiled walls, heated towel rail and a suite comprising: walk-in shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.





Outside

Rear Garden

Accessed via reception room two or reception room three and benefits from raised patio area with steps down to lawn area, planted bed to side, mature trees and shed to rear.

Agent Notes:

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

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.

2. Hollie Lucas Road is currently tenanted. We understand the fixed term of the Assured Shorthold Tenancy Agreement is due to expire on 31st May 2025 and that the tenancy will continue on a month to month basis.

Heritage Estate Agency Limited would stress that the above is based on information provided by the seller. The Agent can not verify whether the Tenant has any additional rights to occupy the property or the extent of this or any matters effecting the property 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.

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.

SERVICES

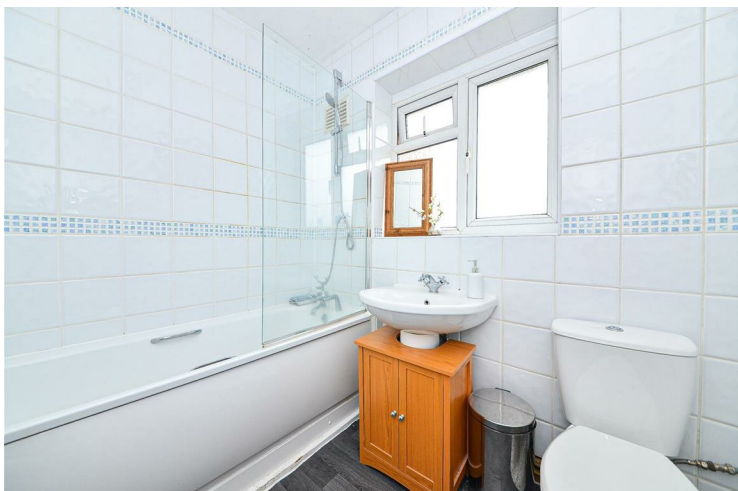
Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

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

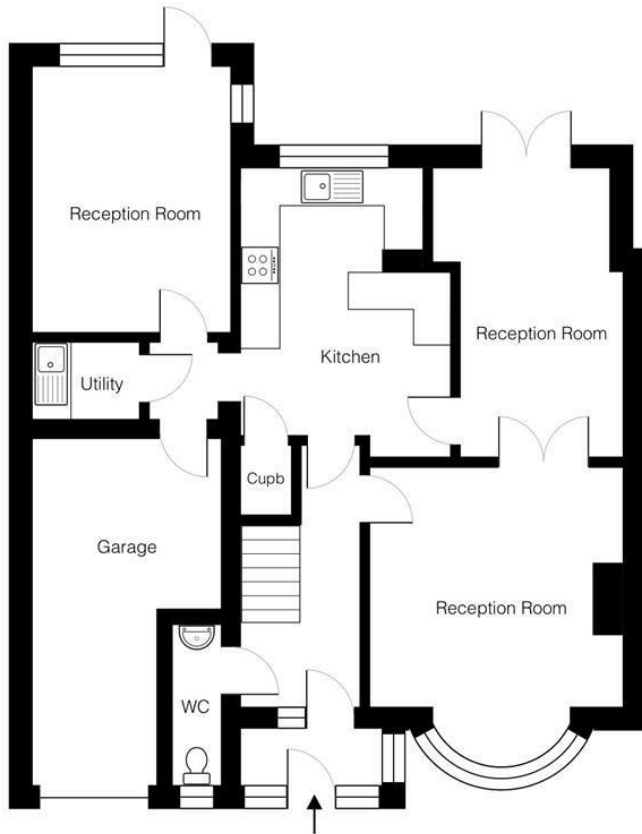
The vendor has informed us that the property is located within Birmingham City Council - Band D





Ground Floor

Area: approx 93.3 m² ... 1004 ft²



First Floor

Area: approx 71.4 m² ... 769 ft²



36 Hollie Lucas Road, Kings Heath, Birmingham.

Total Area: approx 164.7 m² ... 1773 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.

