



HERITAGE ESTATE AGENCY



66 May Lane, Kings Heath, Birmingham, B14 4AG

£280,000

A Two Bedroom Mid Terrace Property



**May Lane comprises in further detail:**

The property is set back from the road and approached via gated fore garden with dwarf wall to front, raised planted bed and pathway with steps up to main entrance door with stained glass window over opening to:

Vestibule

Built-in cupboard housing gas meter, tiled flooring and door to:

Hallway

Ceiling light point, tiled flooring and opening to:

Lounge/Dining Room 26'6" max x 11'11" max

Bay window to front aspect with stained glass panels inset, door with window over to rear aspect opening to rear garden, coved ceiling, two ceiling light points, built-in cupboard housing electric meter, two column style radiators, feature fire place with hearth and door to:

Inner Lobby

Stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Cupboard

Wall mounted light point.

Kitchen 15'4" x 7'2"

Two windows to side aspect, ceiling spot lights, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset Belfast style sink with mixer tap over, integrated oven with five ring gas hob and extractor hood over, integrated fridge/freezer and dishwasher, wall mounted vertical style radiator and door to:

Utility Area

Door with obscured window over to side aspect opening to

rear garden, ceiling light point, tiled flooring, fitted shelves, wall mounted boiler, work surface, plumbing for washing machine and bi-folding door to:

Ground Floor W.C.

Window to side aspect, ceiling light point, part tiled walls, tiled flooring, wall mounted wash hand basin and low level flush w.c.

First Floor Accommodation

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

Landing

Obscured window to side aspect, ceiling light point, loft access with pull down ladders and doors to:

Bedroom One 11'3" x 12' max

Window to front aspect, ceiling light point and radiator.

Bedroom Two 12'1" x 9' max

Window to rear aspect, ceiling light point and radiator.

Bathroom 10'7" max x 6'7" max

Obscured window to rear aspect, ceiling spot lights, fitted corner storage cupboard with mirror, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, shower cubicle with wall mounted chrome mixer shower over, two wall mounted wash hand basins with mixer tap over and low level flush w.c.

Loft 13'9" x 11'8"

Velux window, three ceiling light points, panelled walls and electric points.

Outside



Rear Garden

Accessed via a gated shared side passageway, utility area or the lounge/dining room and benefits from pathway with planted bed to side leading to patio area, blue brick shared pathway, planted bed, lawn with pathway and planted bed to side leading to shed.

Agent Notes:

1. 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.

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

3. Heritage Estate Agency feel it prudent to advise potentially interested parties that the rear garden backs on to May Lane Allotments.

Heritage estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and 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.

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

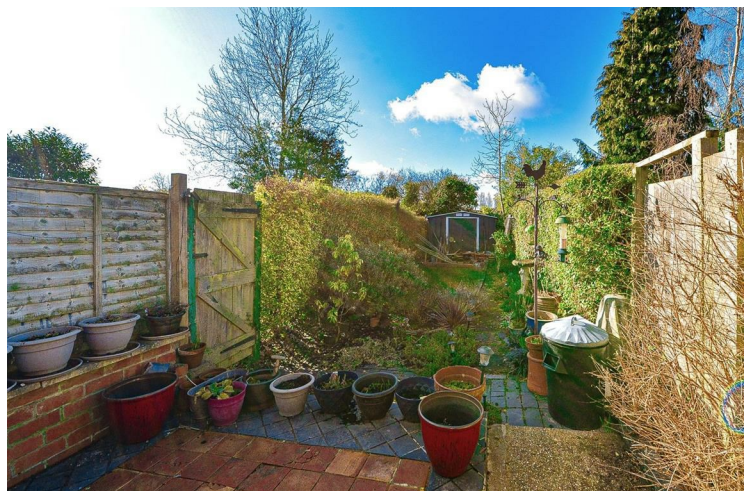
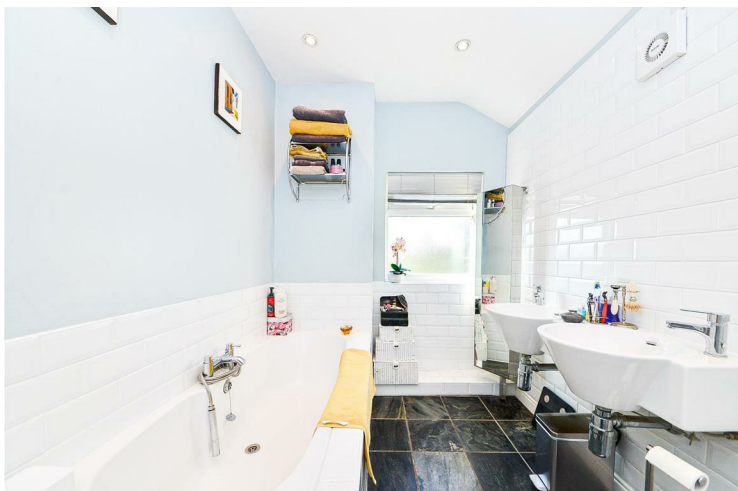
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

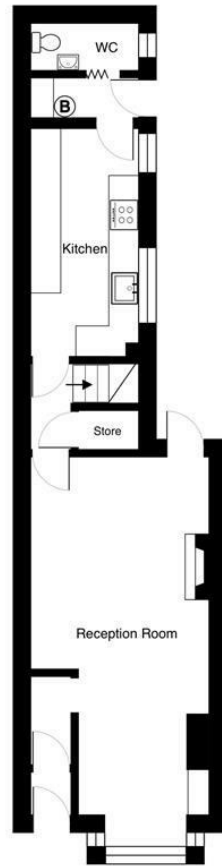
COUNCIL TAX BAND

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

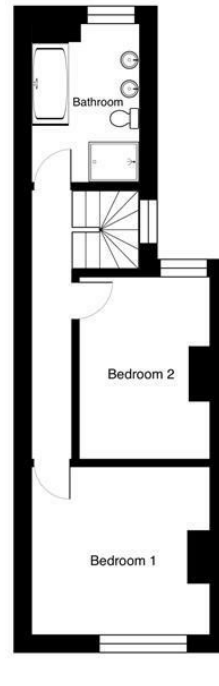




Ground Floor
Area: approx 47.3 m² ... 509 ft²



First Floor
Area: approx 38.2 m² ... 411 ft²



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Total Area: approx 85.5 m² ... 920 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.

