



HERITAGE ESTATE AGENCY



149 May Lane, Kings Heath, Birmingham, B14 4AQ

£275,000

A Two Bedroom Mid Terrace Property



**May Lane comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall and hedgerow to front, shared pathway leading to step up to main entrance door with window over opening to:

Vestibule

Wall mounted electric meter and door to:

Entrance Hallway

Ceiling light point, dado rail wood effect flooring and doors to:

Reception Room One 13'3" max x 9'5" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, two wall mounted light points, picture rail, wood effect flooring, cupboard housing gas meter and feature fire surround with gas fire set on hearth.

Reception Room Two 12'2" x 12'9" max

Window to rear aspect, coved ceiling, ceiling light point, two wall mounted light points, dado rail, wood effect flooring, feature fire surround with coal effect gas fire set on hearth and door to:

Inner Lobby

Ceiling light point, wood effect flooring, stairs rising to first floor accommodation and doors to:

Under Stair Storage Pantry

Window to side aspect, wood effect flooring and shelving.

Kitchen 11'4" x 7'5"

Window to side aspect, door to side aspect opening to rear garden, coved ceiling, ceiling strip light, extractor fan, 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, space for cooker and fridge/freezer and plumbing for washing machine.

First Floor Accommodation

Leading from the inner lobby a turning staircase rises to first floor accommodation leading onto:

Landing

Window to side aspect, ceiling light point and doors to:

Bedroom One 11'2" x 12'11" max

Two windows to front aspect, coved ceiling, ceiling light point and wood effect flooring.

Bedroom Two 12'2" x 9'10" max

Window to rear aspect and ceiling light point.

Bathroom 11'2" x 7'4"

Obscured window to rear aspect, coved ceiling, ceiling light point, tiled walls, wood effect flooring, wall mounted gas boiler, radiator and a bathroom suite comprising: panelled bath with mixer tap and shower attachment 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 passageway or the kitchen and benefits from paved area with doors to outbuildings. Picket fence with gate opening to shared blue brick pathway to shared passageway, lawn area with planted bed to side and pathway leading to rear.

Outside W.C.

Window to side aspect, ceiling light point, tiled flooring and w.c.





Agent Note:

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. Please note: the property has partial central heating.

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

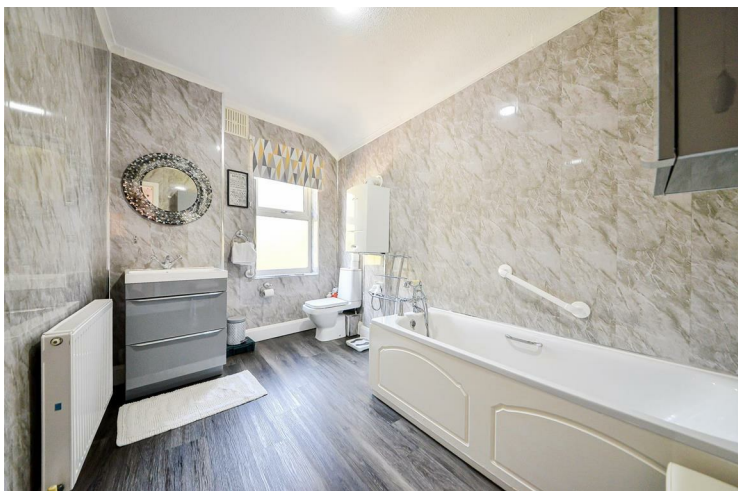
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

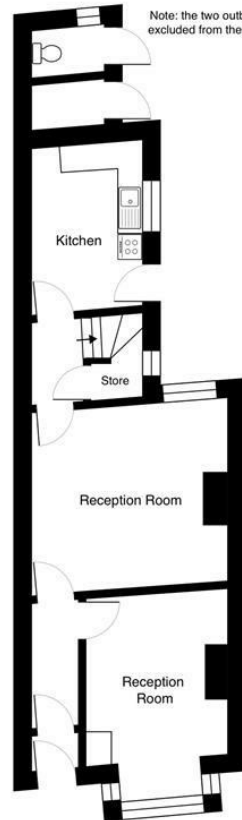
COUNCIL TAX BAND

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

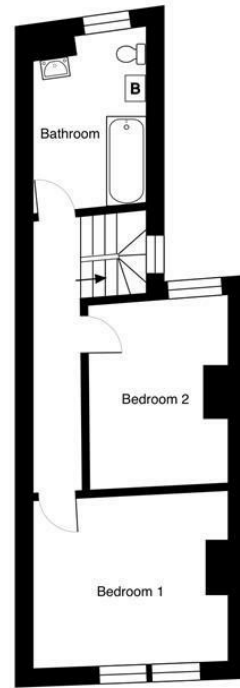




Ground Floor
Area: approx 42.2 m² ... 454 ft²



First Floor
Area: approx 41.8 m² ... 450 ft²



149 May Lane, Kings Heath, Birmingham.

Total Area: approx 83.9 m² ... 903 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.

