



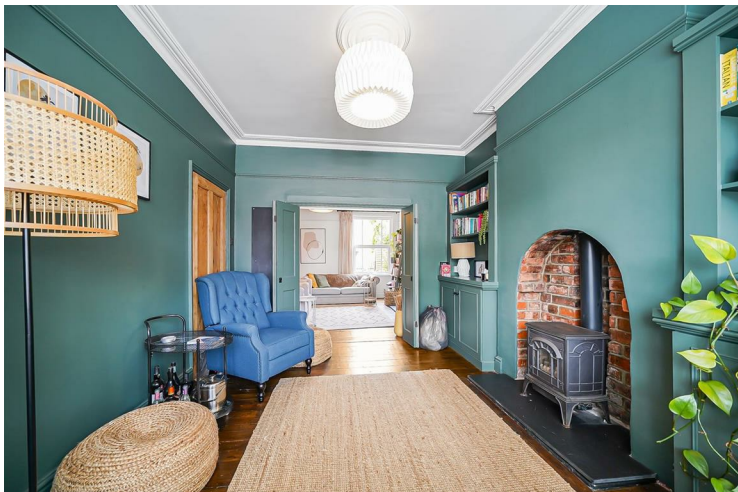
HERITAGE ESTATE AGENCY



36 May Lane, Kings Heath, Birmingham, B14 4AA

£395,000

A Two Bedroom Semi-Detached Property with Loft Room





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 and pathway leading to step up to:

Open Canopy Porch

Main entrance door with stained glass window over opening to:

Entrance Vestibule

Wall mounted electric meter, built-in cupboard housing gas meter, original style tiled flooring and door to:

Entrance Hallway

Coved ceiling, ceiling light point, dado rail, original style tiled flooring and doors to:

Reception Room One 14'3" x 10'4" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, built-in storage cupboards with fitted shelving above, wooden flooring, radiator, feature recess to chimney breast with coal effect gas stove set on hearth and bi-folding doors to:

Reception Room Two 13'1" x 14'1" max

Window to rear aspect, ceiling light point with ceiling rose, picture rail, wooden flooring, radiator, feature recess to chimney breast with log burning stove set on hearth and door to:

Inner Lobby

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

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, wood effect flooring, wall mounted wash hand basin and inset low level flush w.c.

Dining Kitchen 27'1" x 8'4"

Sash style window to side aspect, two Velux windows, door to side aspect and French style doors to rear aspect opening to rear garden, ceiling spot lights, ceiling light point, concealed boiler, two radiators 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 double oven with five ring induction hob and extractor hood over, integrated dish washer, plumbing for washing machine, space for fridge freezer and tumble dryer,.

First Floor Accommodation

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

Split Level Landing

Obscured window to side aspect, ceiling light point, picture rail, wooden flooring, stairs rising to loft room, radiator and doors to:

Bedroom One 12'2" x 13'8" into wardrobes

Two sash style windows to front aspect, ceiling light point, wooden flooring, radiator and fitted wardrobes with sliding doors.

Bedroom Two 13' max x 10'11" max

Window to rear aspect, ceiling light point and radiator.

Bathroom 12' x 8'8"

Obscured window to side aspect, half obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: steps up to Jacuzzi bath with mixer tap and shower attachment over, corner shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

L Shaped Loft Room 14'11" max x 13'3" max

Velux window, ceiling light point, wood effect flooring, radiator and access to eaves storage.

Outside

Rear Garden

Accessed via the dining kitchen and benefits from blue brick pathway leading to gated access to blue brick pathway to shared side passageway, paved patio with raised planted beds, lawn area, various planted beds, winding blue brick pathway leading to raised decked seating area to office and garden store, further lawn area with blue brick pathway leading to garden bar with shed to side.



**Garden Office 7'7" x 8"**

Obscured window to side aspect, double doors to front aspect, ceiling spot lights, electric points and wall mounted electric heater.

Garden Office Two/Store 7'6" x 5'11"

Ceiling spot lights, electric heater and electric points.

Garden Bar/Shed 7'7" x 9'7"

Double doors to front aspect, electric points and fitted bar with shelving.

Agent Notes:

1. We have been unable to verify that the works to the loft have building regulations.
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.

The vendor(s) 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 vendor(s) 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

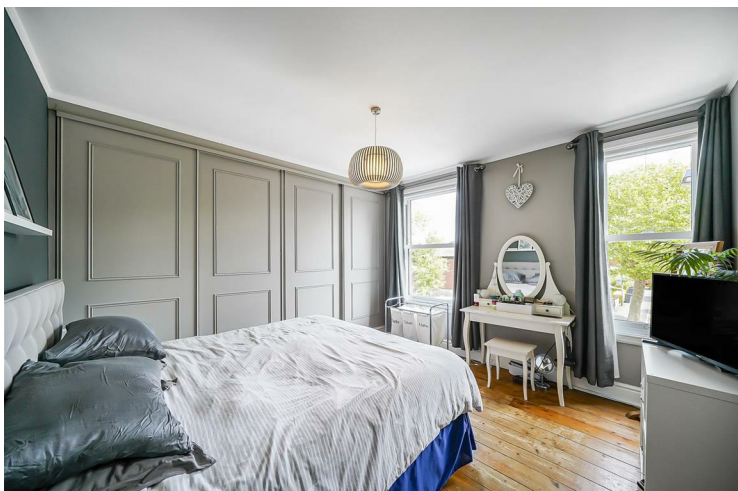
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

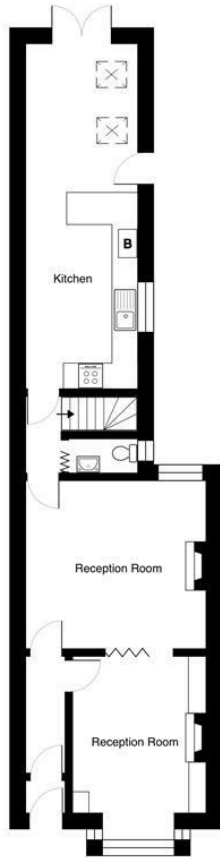
COUNCIL TAX BAND

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





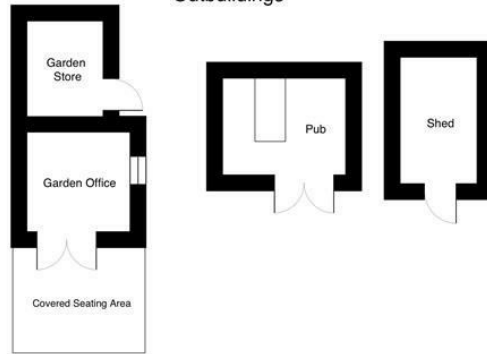
Ground Floor
Area: approx 63.1 m² ... 680 ft²



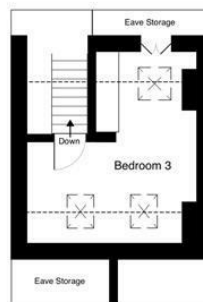
First Floor
Area: approx 46.1 m² ... 496 ft²



Outbuildings



Second Floor
Area: approx 18.5 m² ... 199 ft²



36 May Lane, Kings Heath, Birmingham.

Total Area: approx 127.7 m² ... 1375 ft² (excluding Outbuildings)

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.

