



HERITAGE ESTATE AGENCY



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

£240,000

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 pathway leading to main entrance door with window over opening to:

Vestibule

Ceiling spot light, build-in cupboard housing gas meter, original style tiled flooring and door to:

Reception Area One 13'3" max x 11'10" max

Bay window to front aspect, part coved ceiling, ceiling light point, wood effect flooring, radiator and opening to:

Reception Area Two 12'2" x 11'10" max

Door to rear aspect with window over to rear aspect opening to rear garden, ceiling light point, wood effect flooring, radiator, 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 with access to under stair storage area with wall mounted light point, radiator and door to:

Reception Room Three 9'9" max x 7'2"

Window to side aspect, coved ceiling, ceiling light point, tiled flooring, radiator, feature fire surround and door to:

Kitchen 12'5" x 7'2"

Window to rear aspect, three windows to side aspect, door to side aspect, ceiling strip light, part tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset

sink and drainer unit with mixer tap over, space for cooker and fridge/freezer, plumbing for washing machine and dish washer.

First Floor Accommodation

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

Landing

Ceiling light point, wood effect flooring, radiator and doors to:

Bedroom One 11'2" x 13'8" max

Window to front aspect, ceiling light point, wood effect flooring and radiator.

Bedroom Two 12'2" x 10'8"

Window to rear aspect, ceiling light point, wood effect flooring and radiator.

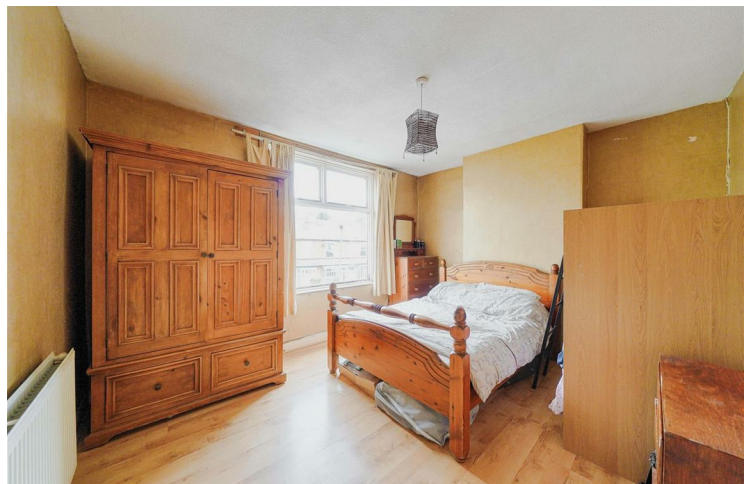
Bathroom 10'7" x 7'2"

Window to rear aspect, ceiling light point, part tiled walls, wall mounted boiler, heated towel rail and a bathroom suite comprising: bath with mixer tap over, shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side passageway or the kitchen and benefits from blue brick pathway leading to shared gated side access and lawn area.





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.

3. We are advised by the vendors of May Lane that the rear garden backs on to May Lane Allotments.

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

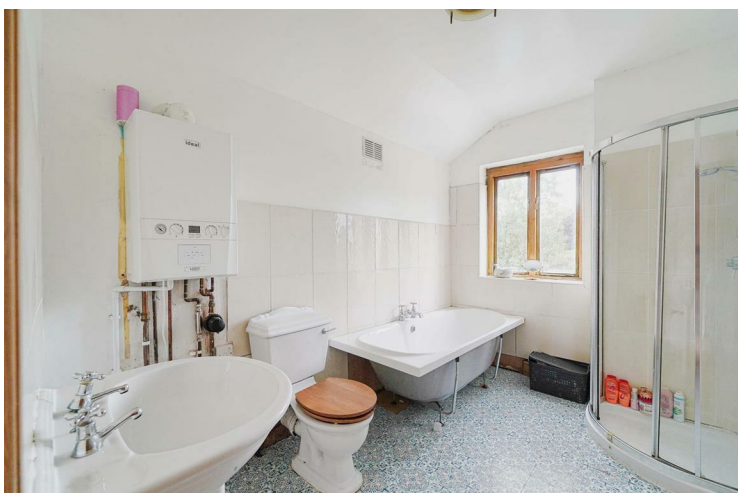
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

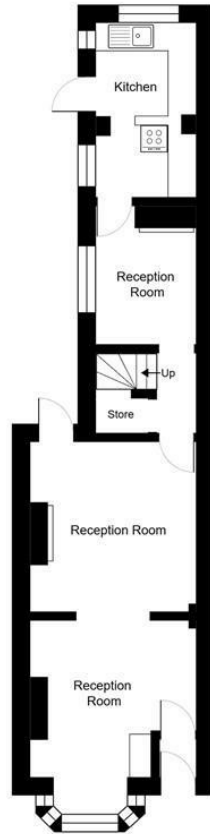
COUNCIL TAX BAND

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

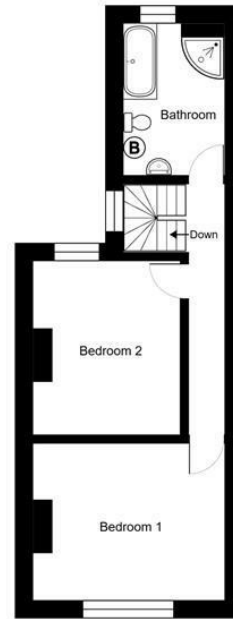




Ground Floor
Area: approx 47.5 m² ... 511 ft²



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



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Total Area: approx 89.7 m² ... 965 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.

