



HERITAGE ESTATE AGENCY



76 Hollie Lucas Road, Kings Heath, Birmingham, B13 0QN

£400,000

A Three Bedroom 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, lawn area with planted beds, block paved driveway leading to gated side access to lean to, garage and step up to main entrance door opening to:

Entrance Porch

Windows to front and side aspects, ceiling light point and door to:

Entrance Hallway

Window to front aspect, ceiling light point, dado rail, stairs rising to first floor accommodation, radiator and doors to:

Built-In Cupboard

Gas and electric meters.

Ground Floor W.C.

Ceiling spot lights, wall mounted wash hand basin and low level flush w.c.

L Shaped Reception Room One 24'4" max x 13'1" max > 7'5" min

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

Reception Room Two 10' x 10'4"

Window and patio door to rear aspect opening to rear garden, coved ceiling, two wall mounted light points and radiator.

Kitchen 9'4" max x 11'9" max

Window to rear aspect, ceiling light point, slate effect 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 electric hob, integrated dish washer and fridge and door to:

Garage/Utility 32'10" x 7'8" excl recess

Up and over door to front aspect, window to rear aspect, door to side aspect opening to rear garden, two ceiling strip lights, wall mounted boiler, a range of wall and base units with work surface over, plumbing for washing machine, space for tumble dryer and chest freezer.

First Floor Accommodation

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

Landing

Obscured window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 12'6" x 12'1" into wardrobes

Window to front aspect, ceiling light point, radiator and fitted wardrobes with over head storage.

Bedroom Two 9'8" max x 12'1" max

Window to rear aspect, ceiling light point, radiator and fitted wardrobes.

Bedroom Three 8'10" x 7'3"

Window to front aspect, ceiling light point, radiator and built-in wardrobe.

Shower Room 5'6" x 7'1"

Obscured window to rear aspect, ceiling spot lights, part tiled walls, built-in cupboard with shelving, radiator and a suite comprising: walk-in shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside**Rear Garden**

Accessed via reception room two or the garage/utility and benefits from patio area with steps down to lawn area, planted beds and door to:



**Lean To 21' x 6'8" max > 3'7"min**

Wall mounted light point and door to front aspect leading to gate opening to fore garden.

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 would advise interested parties that the vendors of the property have power of attorney.
3. The vendor has informed us that the garage has undergone stabilisation works in 2024 and a Certificate of Structural Adequacy has been issued. Please speak to the office for further information.

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.

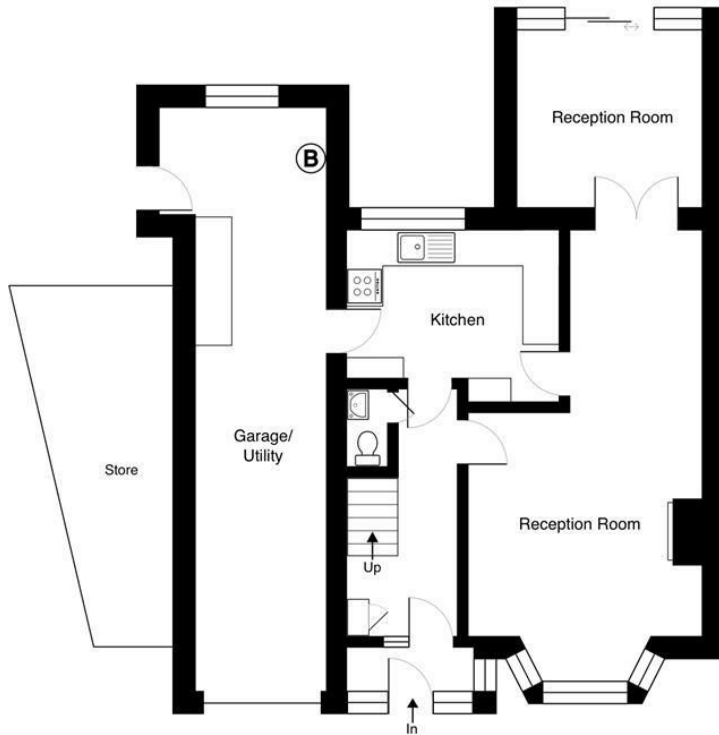
COUNCIL TAX BAND

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

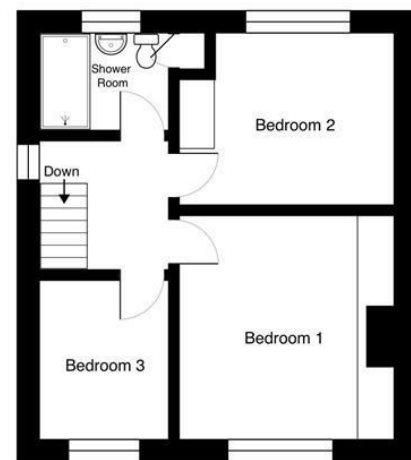




Ground Floor
Area: approx 82.8 m² ... 891 ft²



First Floor
Area: approx 42.1 m² ... 453 ft²



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Total Area: approx 124.9 m² ... 1345 ft² (Excluding Store)

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.

