



HERITAGE ESTATE AGENCY



104 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, planted beds and pathway with steps up to main entrance door with window over opening to:

Entrance Hallway

Ceiling spot lights and doors to:

Reception Room One 13'2" max x 8'10" max

Bay window to front aspect, coved ceiling, ceiling light point, picture rail, wooden flooring, radiator, feature fire place and hearth.

Reception Room Two 12'1" x 11'11" max

Door with window over to rear aspect, ceiling light point, picture rail, original style built-in cupboard, radiator, feature fire place with hearth and door to:

Inner Lobby

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

Under Stair Storage Cupboard

Window to side aspect and ceiling light point.

Breakfast Kitchen 15'11" x 7'9"

Two windows to side aspect, internal obscured window to rear aspect, ceiling spot lights, tiled 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 double oven with four ring gas hob and extractor hood over, space for fridge/freezer and door to:

L Shaped Utility Room 6'6" max x 8'5" max

Door to side aspect opening to rear garden, ceiling light

point, wall mounted boiler, plumbing for washing machine with space for tumble dryer above and door to:

Ground Floor W.C.

Window to side aspect, wall mounted light point 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 ladder and doors to:

Bedroom One 11'4" x 13'9" max

Two windows to front aspect, ceiling light point and radiator.

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

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

Bathroom 10'10" x 7'10"

Obscured window to rear aspect, ceiling spot lights, part tiled walls, wood effect flooring, radiator, heated towel rail and a bathroom suite comprising: corner shower cubicle with wall mounted chrome mixer shower over, panelled bath with mixer tap over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via reception room two or the utility room and benefits from decked area, shared pathway leading to shared gated side access, lawn area with planted bed to side, paved area to rear and shed.





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 property 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.

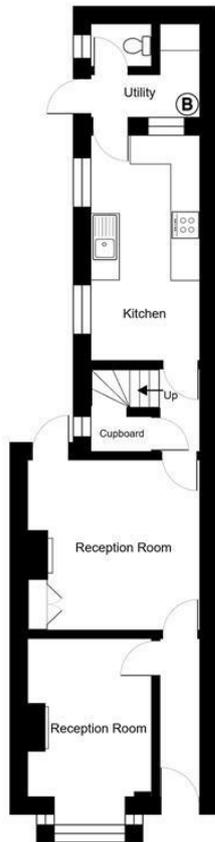
COUNCIL TAX BAND

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

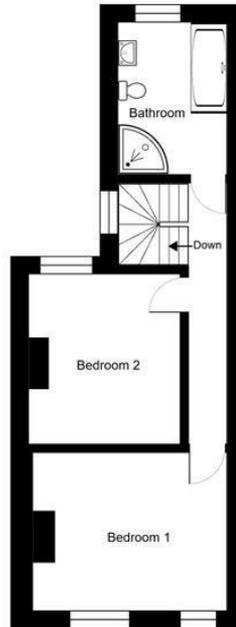




Ground Floor
Area: approx 50.4 m² ... 543 ft²



First Floor
Area: approx 44.0 m² ... 473 ft²



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Total Area: approx 94.4 m² ... 1016 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.

