



May Lane

Kings Heath, Birmingham

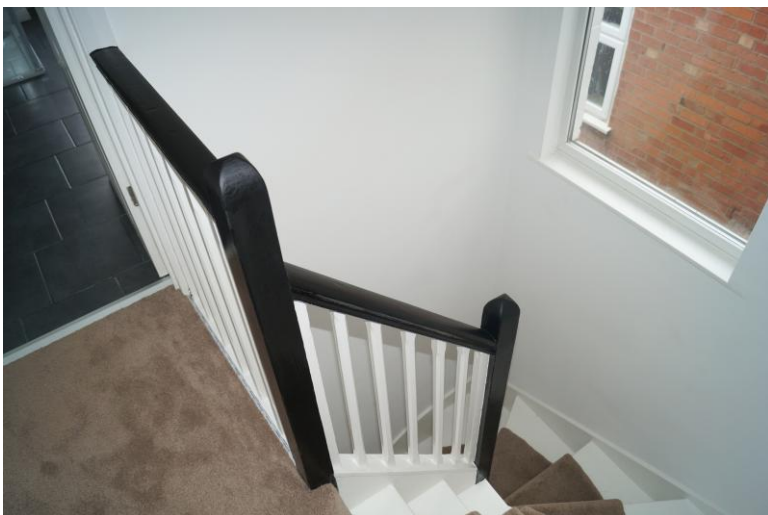
- A Well Presented Two Bedroom Family Home
- Fitted Kitchen, Utility & Guest W.C
- Four Piece Family Bathroom
- South/Westerly Facing Rear Garden

Guide Price £230,000

Current EPC Rating - D

Current Council Tax Band - B

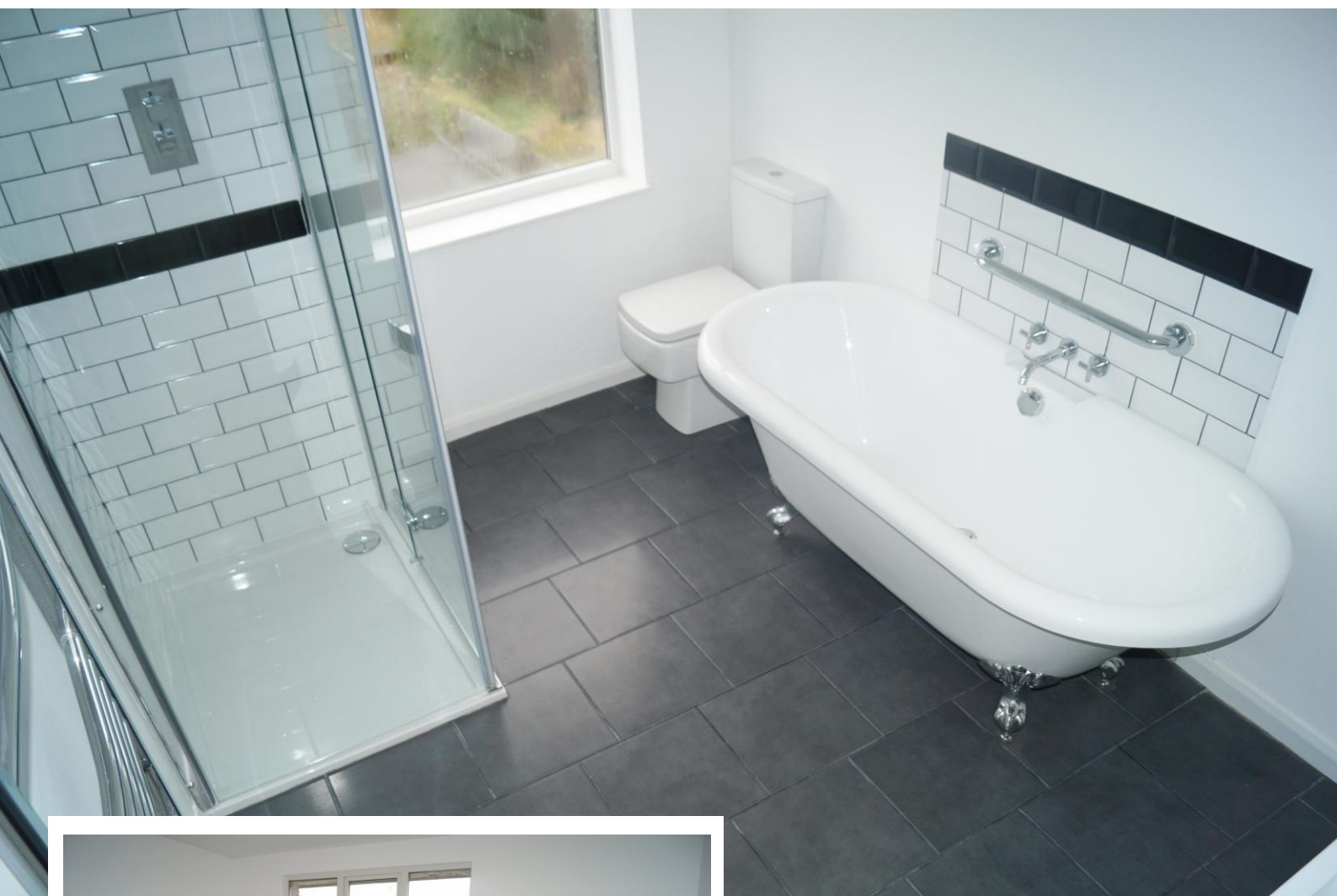




Property Description

MODERN AUCTION PROPERTY -
T&C's and Buyers Fees Apply.

A well presented period style terrace property being offered with the added benefit of no upward chain. The property in brief benefits from gas central heating, double glazing, two reception rooms with feature cast fire surrounds, feature tiled entrance hall, fitted kitchen/breakfast room, guest W.C, utility area, two double bedrooms, four piece family bathroom and a South/Westerly facing rear garden



Rooms & Measurements

Reception Room One to rear 11' 10" x 12' 4" (3.61 x 3.76)

Reception Room Two to front 8' 9" x 11' 7" (2.67 x 3.53) into bay

Kitchen Breakfast Room to rear 16' 8" x 8' 4" (5.08 x 2.54)

Utility Area to side 6' 4" x 3' 7" (1.93 x 1.09)

Bedroom One to front 12' 1" x 11' 8" (3.68 x 3.56)

Bedroom Two to rear 12' 4" x 9' 0" (3.76 x 2.74)

Tenure

We are advised by the vendor that the property is Freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Council tax band B

AGENTS NOTE

In accordance with the Estate Agents Act 1979 we are legally obliged to advise all interested parties that the vendor is related to a director of Smart Homes

Ground Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



Total area: approx. 90.1 sq. metres (969.9 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.