HUNTERS®

HERE TO GET *you* THERE



Haunch Lane

Birmingham, B13 0PJ

Offers In Excess Of £250,000

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Council Tax: B





219 Haunch Lane

Birmingham, B13 0PJ

Offers In Excess Of £250,000







Entrance hall

Living room
15'11" x 11'11" (4.86 x 3.64)

Dining room
14'0" x 12'1" (4.27 x 3.70)

Kitchen
9'5" x 5'9" (2.89 x 1.77)

Landing

Bedroom 1
12'9" x 9'4" (3.89 x 2.87)

Bedroom 2
14'0" x 9'5" (4.27 x 2.88)

Bedroom 3
9'8" x 7'5" (2.97 x 2.28)

House bathroom
7'4" x 6'8" (2.26 x 2.05)

Garden
This lovely garden is mainly laid to lawn with a few establsih trees, patio area and shared, side gated access to front elevation

Vendor view
This has been a lovely home which was bought for it's location, original features and generously sized rooms. It has lived up to expectations! It is wonderfully located for easy access to Birmingham City Centre, Solihull Town Centre or the motorway, and Kings Heath High Street is only a walk away. It was extremely useful having all the convenience of local shops just down the road. The driveway ensured that there was always somewhere to park, and the long garden provided a peaceful place to sit away from the hustle of city living. Inside the rooms are spacious, but cosy, and so this was a well loved home for many years!

General
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Tenure
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Service Charges

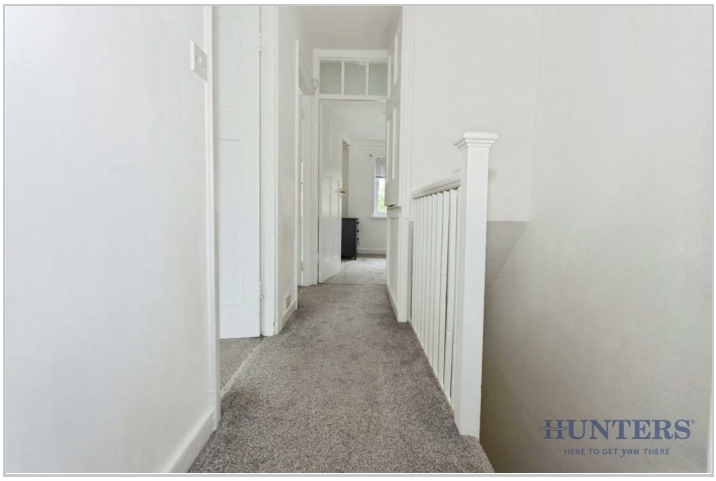
Council Tax Band
The Agent understands from the vendor that the property is located within Birmingham City Council and is Tax Band B

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property

Referral Fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Anti-Money Laundering
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Agent Note
We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.









Road Map



Hybrid Map



Terrain Map



Floor Plan



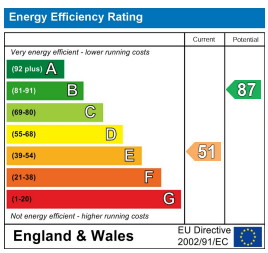
Total floor area 86.1 sq.m. (927 sq.ft.) approx

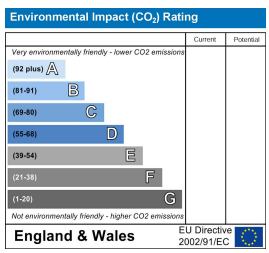
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Solihull Office
on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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