



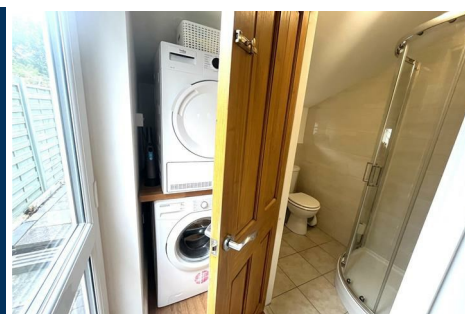
152 May Lane

Kings Heath, Birmingham, B14 4AG

Offers Over £315,000



Lovely mid-terrace three bedroom home situated in the popular Kings Heath Location. Offering excellent access to the local schools in the area and the shopping facilities offered by Kings Heath High Street and good access to transport links into the City Centre and upcoming train stations. The property benefits from central heating and double glazing (where stated) throughout and the accommodation consists of; front fore garden, entrance hallway, two reception rooms, kitchen, utility room, downstairs WC and shower room and access to a landscaped rear garden and office pod. To the first floor there are three bedrooms and a bathroom. Energy Efficiency Rating TBC. To arrange your viewing please contact our Moseley Branch.



Approach

The property is approached via a shared pathway with stone chippings to frontage and bin storage area leading to a UPVC front entry door opening into:

Hallway

With laminate wood effect flooring, two ceiling light points and doors opening into:

Reception Room One

13'9" into bay x 8'3" (4.20 into bay x 2.54)

With double glazed bay window to the front aspect, with built in shutters, central heating radiator, ceiling light point, feature fireplace with original fireplace with tiled hearth and eaves storage.

Reception Room Two

11'7" x 12'3" (3.55 x 3.74)

With continued wood laminate to flooring, feature fireplace with tiled surround and hearth with wooden mantle piece, ceiling light point, double glazed patio door giving views and access to the rear garden, central heating radiator and further single glazed door opening into:

Inner Lobby Area

With stairs giving rise to the first floor landing, ceiling light point, door opening into under stairs storage with ceiling light point and providing useful storage and further single glazed wooden door opening into:

Kitchen

7'2" x 15'8" (2.20 x 4.79)

With two double glazed window to the side aspect, a selection of wall and base units with wooden effect work surface over, tiling to splash backs, Belfast sink with mixer tap over, 'Zanussi' gas hob, cooker and extractor over, built-in fridge, and dishwasher, wall mounted 'Ideal' combination boiler, ceiling spotlights, continued laminate wood effect flooring and further wooden door opening into:

Utility Area

6'9" x 2'7" (2.06 x 0.79)

With central heating radiator, continued wood effect flooring, ceiling light point, double glazed patio door giving access to the rear garden and further wooden door giving access into:

Shower Room

6'2" x 4'2" (1.90 x 1.28)

With tiled flooring, tiling surround, central heating radiator, sink on pedestal with mixer tap over, low flush WC, corner shower cubicle with 'Triton' shower over, opaque double glazed window to the rear aspect, ceiling light point and wall mounted extractor fan.

First Floor Accommodation

From the inner lobby stairs gives rise to the first floor landing with two ceiling light points, double glazed opaque stained glass window to the side aspect, central heating radiator, loft access point and doors opening into:

Bedroom One

11'3" x 11'6" (3.43 x 3.53)

With ceiling light point, central heating radiator and double glazed window to the front aspect, with built-in shutters and feature fireplace.

Bedroom Two

8'5" x 7'6" (2.59 x 2.30)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bedroom Three

7'2" x 10'5" (2.19 x 3.20)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bathroom

8'2" x 4'5" (2.51 x 1.35)

With low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over with shower over and rainfall attachment, tiled flooring, tiling surround, ceiling spotlights, ceiling extractor and central heated towel rail.

Rear Garden

9'3" x 7'6" office pod (2.83 x 2.29 office pod)

With a paved patio area leading to a rear patio with artificial lawn turfed area, fencing to borders and the garden pathway leads to a garden office with double glazed patio doors with accompanying windows opens into office pod with electric, ceiling light point and a plug in heater and to the rear of the garden.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 152 May Lane Kings Heath, Birmingham, B14 4AG is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





Floor Plan



Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

Energy Efficiency Graph

