



May Lane

Kings Heath, Birmingham, B14 4AL

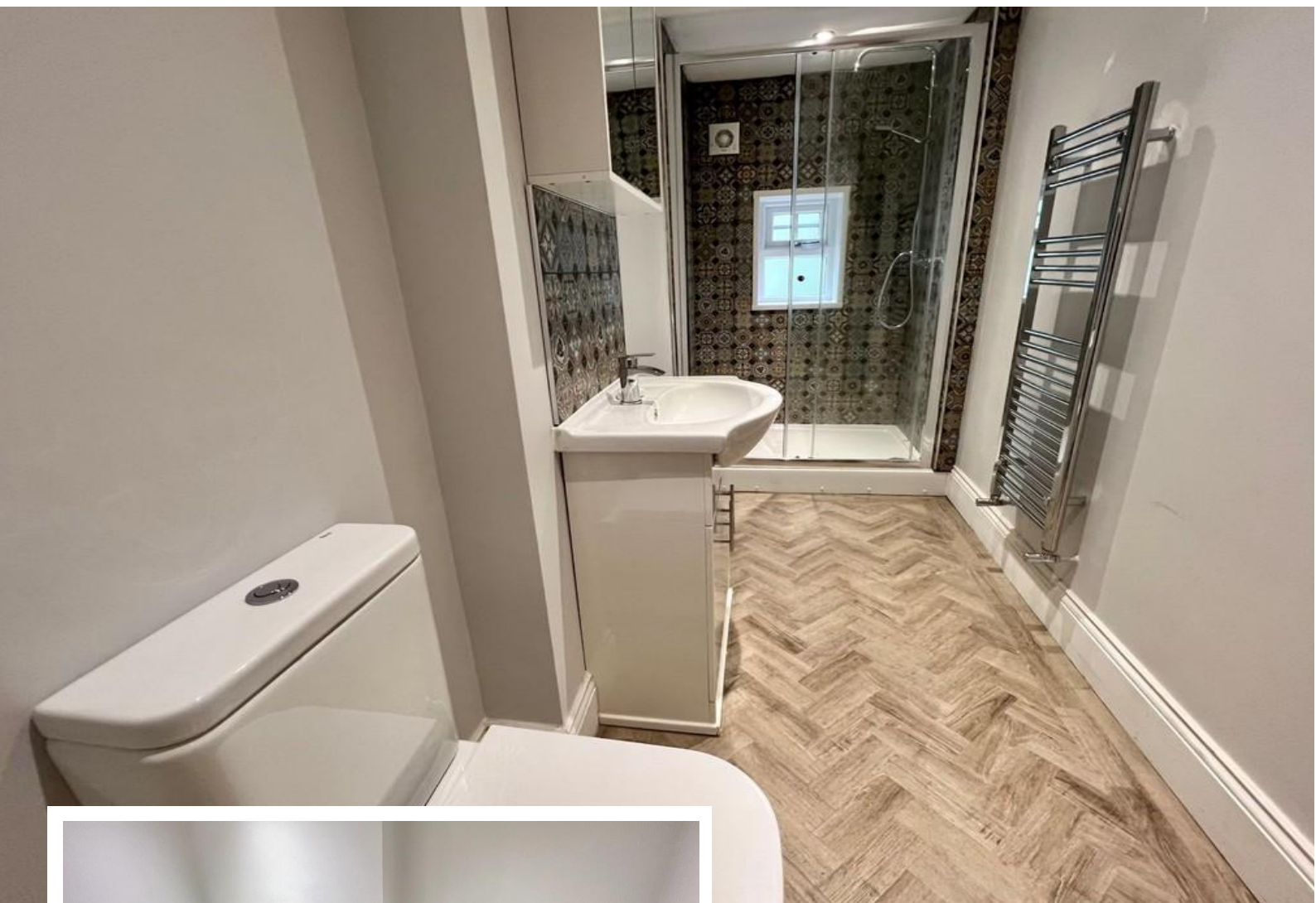
- A Beautifully Presented Semi-Detached Family Home
- Three Good Size Bedrooms
- Two Re-Fitted Shower Rooms
- Planning Approval for a 6 Meter Kitchen Extension via Permitted Development

Offers Over £350,000

EPC Rating - 63

Current Council Tax Band - C





Property Description

A beautifully presented semi-detached family home benefiting from no upward chain and offering superb potential for extension subject to planning consent. Offering accommodation comprising a spacious lounge, dining room, kitchen/utility room, re-fitted ground floor shower room, three good size bedrooms, re-fitted first floor shower room, extensive rear garden, detached garage and driveway parking

The property is set back from the road behind a paved driveway providing off road parking, wall and hedging to boundaries, laid lawn, exterior lighting and storm porch with a composite door leading into

Entrance Hallway

With ceiling spot lights, parquet effect flooring, radiator, feature staircase leading to the first floor accommodation and Oak door leading off to



Dining Room to Front

11' 5" x 8' 10" (3.5m x 2.7m) With double glazed window to front elevation, parquet effect flooring, radiator and ceiling spot lights

Lounge to Front

15' 1" x 12' 1" (4.6m x 3.7m) With UPVC double glazed bay window to front elevation, parquet effect flooring, wall mounted radiator, ceiling spot lights and double doors to

Inner Hallway

With ceiling spot lights, door to shower room and door to



Kitchen/Utility Room

6' 2" x 5' 2" (1.9m x 1.6m) With a fitted base unit with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, wood effect flooring, tiling to splash back areas, central heating radiator and ceiling spot lights

Ground Floor Re-Fitted Shower Room

11' 5" x 4' 7" (3.5m x 1.4m) Being re-fitted with a modern white suite comprising of a large shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, parquet effect flooring, ceiling spot lights and an obscure double glazed window to the side elevation



Landing

With spot ceiling lights, obscure double glazed window to side, useful storage cupboard housing a wall mounted gas central heating boiler and Oak doors leading off to

Bedroom One to Front

11' 9" x 11' 9" (3.6m x 3.6m) With double glazed window to front elevation, radiator and ceiling spot lights



Bedroom Two to Front

9' 6" x 8' 10" (2.9m x 2.7m) With double glazed window to front elevation, radiator, built in wardrobes and ceiling spot lights

Bedroom Three to Rear

11' 9" x 7' 2" (3.6m x 2.2m) With double glazed window to rear elevation, radiator and ceiling spot lights



First Floor Re-Fitted Shower Room

8' 6" x 4' 3" (2.6m x 1.3m) Being re-fitted with a modern white suite by Roca comprising of a large shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Extensive Rear Garden

Offering superb potential for extension subject to planning permission and is mainly laid to lawn with hedging to boundaries, timber framed shed, panelled fencing to boundaries, gated side access and courtesy door to



Detached Garage

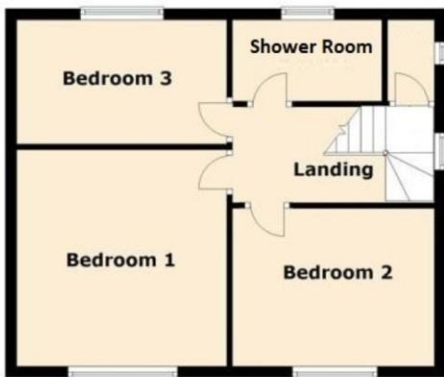
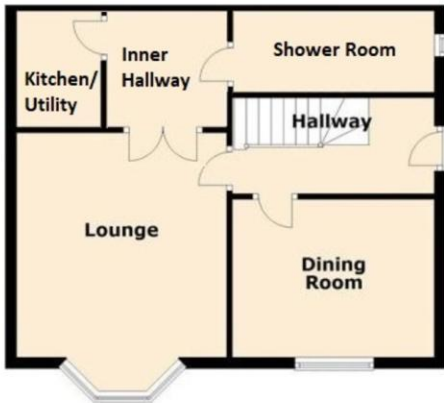
16' 8" x 8' 10" (5.1m x 2.7m) Located at the side of the property with a metal up and over door to front, wooden side hung doors to rear and ceiling light point

Planning Approval

The property further benefits from planning approval for a 6 Meter kitchen extension via permitted development along with architects drawings.

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 vendor. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	83	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC