



58 HOLLIE LUCAS ROAD, KINGS HEATH, B13 0QN

OFFERS AROUND £350,000

- **HALLWAY**
- **DINING ROOM**
- **GROUND FLOOR WC**
- **REFITTED BATHROOM**
- **REAR GARDEN**
- **LOUNGE**
- **EXTENDED & REFITTED KITCHEN**
- **THREE BEDROOMS**
- **LARGE SIDE GARAGE**
- **FRONT DRIVEWAY**

Situated in this popular tree lined road, just off Wheelers Lane in Kings Heath, this very well presented traditional semi detached house enjoys an ideal location close to local well regarded primary and senior schooling including the infamous King Edward Camp Hill.

There is the benefit of local shops at Kings Heath and Maypole via the Alcester Road which in turn provides access to the M42 motorway via the Hollywood bypass and forms the hub of the midlands motorway network.

There is a railway station nearby at Yardley Wood offering commuter services between Birmingham and Stratford upon Avon and local bus services provide access to the City of Birmingham.

An excellent location therefore for this traditional semi detached house in this popular location which is set back from the road behind a paved driveway flanked by a lawned fore garden, leading to a part glazed front door which opens into the

HALLWAY

Having staircase rising to the first floor accommodation, ceiling light point, central heating radiator and doors into the lounge and inner hallway

LOUNGE

15'7" into bay x 13'2" (4.75m" into bay x 4.01m")



Having UPVC double glazed bay window to the front, ceiling light point, two wall light points, central heating radiator, feature fireplace with inset electric fire and double doors into the

DINING ROOM

13'0" x 9'5" (3.96m" x 2.87m")



Having UPVC French door to the rear garden, ceiling light point, central heating radiator and door into the

INNER HALLWAY

Having doors to the kitchen and

GROUND FLOOR WC

Having low level WC, wash hand basin in vanity unit with space for washing machine, ceramic wall and floor tiles, ceiling light point, heated towel rail and UPVC double glazed window to the rear

EXTENDED & REFITTED KITCHEN

13'11" x 10'7" (4.24m" x 3.23m")



Being refitted with a modern range of wall, drawer, base and larder units with work surfaces over incorporating sink and drainer with mixer tap and matching splash backs, complimentary breakfast bar, five ring gas hob with extractor over, double eye level oven, integrated dish washer, space for fridge freezer, ceramic tiled floor, two ceiling light points, UPVC double glazed window and door to the rear garden and courtesy door to the garage

LANDING

Having UPVC double glazed window to the side, ceiling light point, loft access and doors to three bedrooms and refitted bathroom

BEDROOM 1
12'7" x 12'0" (3.84m" x 3.66m")



Having UPVC double glazed window to the front, central heating radiator, ceiling light point and built in wardrobes

BEDROOM 2
12'0" x 9'6" (3.66m" x 2.90m")



Having UPVC double glazed window to the rear, central heating radiator and ceiling light point

BEDROOM 3
8'9" x 7'6" (2.67m" x 2.29m")

Having UPVC double glazed window to the front, central heating radiator and ceiling light point

REFITTED BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, heated towel rail, panelled bath with glazed side screen, wash hand basin with vanity unit, low level WC and ceramic wall tiles and floor tiles

LARGE SIDE GARAGE
16'5" x 11'1" (5.00m" x 3.38m")

Having light and power, courtesy door to the kitchen and double doors with side door to the front driveway

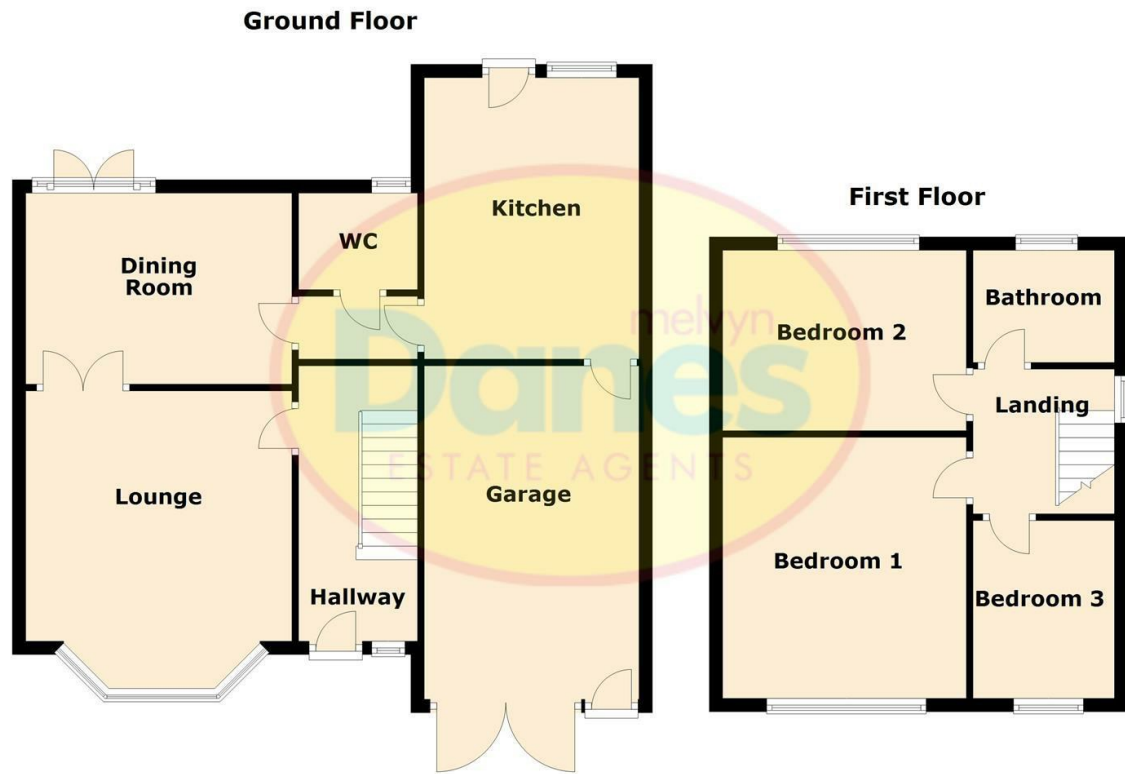
LARGE REAR GARDEN



Having patio area leading to lawn with fencing and hedges to boundaries

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



FLOOR PLAN

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TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

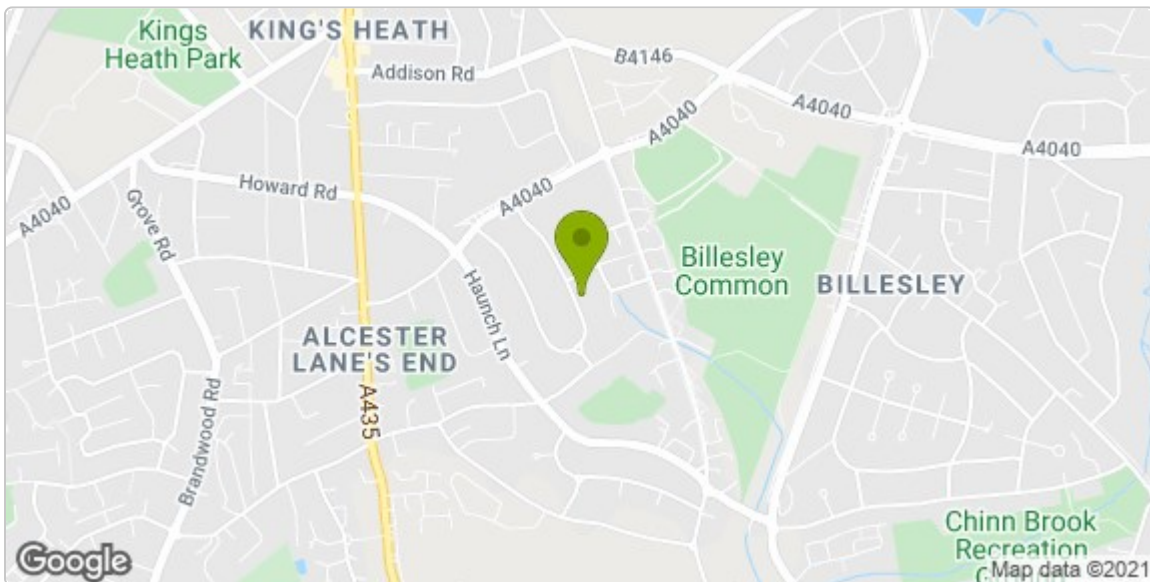
PLANNING PERMISSION AND BUILDING REGULATIONS

Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	