



HERITAGE ESTATE AGENCY



59 Hollie Lucas Road, Kings Heath, Birmingham, B13 0QH

£400,000

A Three Bedroom Property



**Hollie Lucas Road comprises in further detail:**

The property is set back from the road and approached via driveway with planted border to side leading to garage and step up to:

Open Canopy Porch

Wall mounted light point and main entrance door opening to:

Entrance Hallway

Obscured window to front aspect, ceiling light point, cupboard housing meters, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Through Lounge/Dining Room 25'4" max x 13' > 7'6"

Bay window to front aspect, windows to rear aspect, two ceiling light points, herringbone style Parquet flooring, vertical column style radiator, radiator and inset log effect gas fire. (An L shaped room)

Kitchen 9'6" max x 11'7" max

Window to rear aspect, three ceiling light points, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, space for range style cooker with extractor hood over, integrated fridge/freezer and dishwasher, wall mounted boiler, vertical column style radiator and doors to:

Under Stair Pantry

Obscured internal window to side aspect, wall mounted light point, shelving and wood effect flooring.

Garage 28'6" max x 7'7" max

Up and over door to front, door to rear aspect opening to rear garden, four ceiling light points and openings to:

Storage Area

Shelving, space for washing machine and tumble dryer.

Ground Floor W.C.

Obscured window to side aspect, corner wall mounted wash hand basin and low level flush w.c.

First Floor Accommodation

Leading from the entrance hallway stairs rise to first floor accommodation leading onto:

Landing

Window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 12'6" x 11'10" max

Window to front aspect, ceiling light point and radiator.

Bedroom Two 11'9" max x 9'7" max

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 8'7" max x 7'7" max

Window to front aspect, ceiling light point, radiator and door to over stair storage cupboard with shelving.

Bathroom 5'9" max x 9'3" max

Obscured window to rear aspect, ceiling light point, shelving, part tiled walls, wood effect flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and wall mounted shower over, shower screen, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside**Rear Garden**

Accessed via the garage and benefits from patio area with step up to Summer House, lawn area with planted





bed to side, steps rising to further lawn area, various planted beds, pathway with picket fence leading to various vegetable patches, chicken coup and shed.

Agent Note:

We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained

verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

COUNCIL TAX BAND

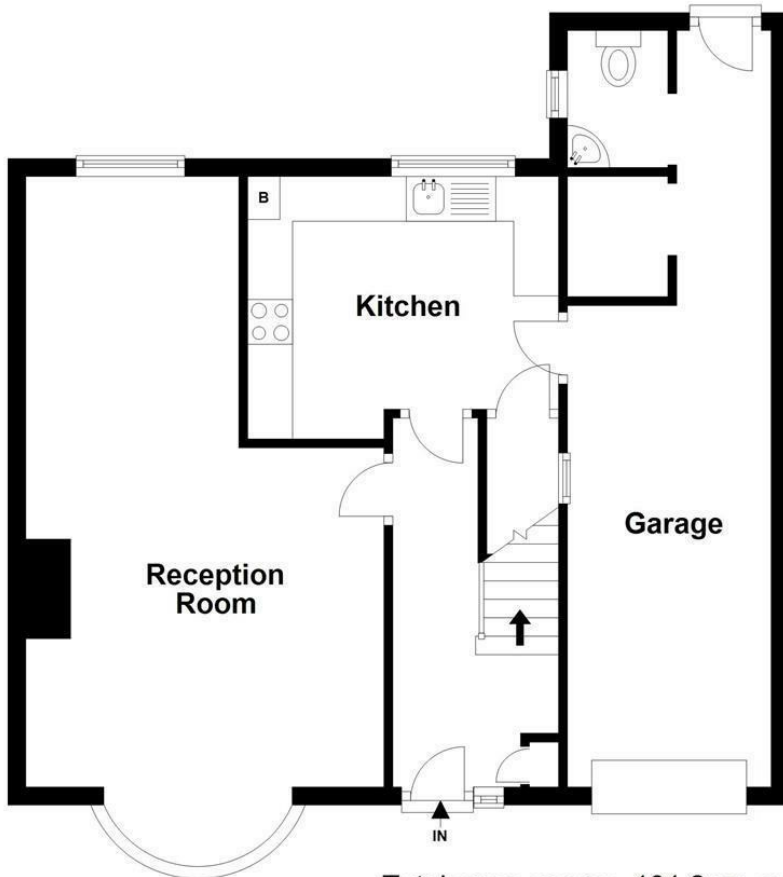
The vendor has informed us that the property is located within Birmingham City Council - Band D





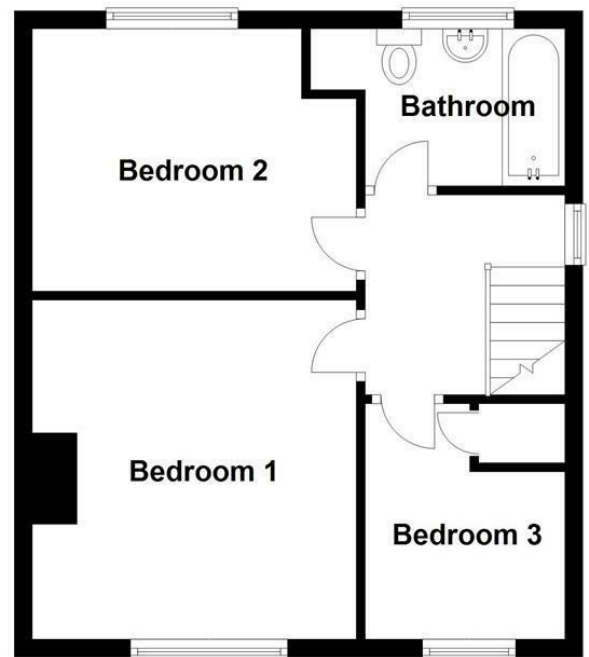
Ground Floor

Approx. 60.6 sq. metres (652.2 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 101.2 sq. metres (1089.8 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

59 Hollie Lucas Road

VIEWING By appointment through 'Heritage'

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Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

