

**Lucks Avenue, Birmingham B28 8FD** 



# welcome to

# **Lucks Avenue, Birmingham**

A beautifully presented two bedroom semi-detached in the popular residential area of Hall Green. The property is less than 10 years old so has 9 years NHBC remaining and is an ideal opportunity for a First Time Buyer looking to get onto the property ladder. There are local amenities nearby.













## **Agent Notes**

The Council Tax Band is C. Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

#### **Entrance Hall**

Obscure double glazed door to front. Central heating radiator.

## Lounge

12' 10" x 13' 3" to wall by TV ( 3.91m x 4.04m to wall by TV )

Double glazed window to front. Central heating radiators. Access to storage.

## Lobby

Door to:

#### **Guest Wc**

Low level toilet and hand wash basin with pedestal. Tiling to splash prone areas and central heating radiator.

#### Kitchen-Diner

13' 2" x 9' 7" plus door recess (  $4.01 \text{m} \times 2.92 \text{m}$  plus door recess )

Double glazed door to rear and double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, electric hob, dishwasher, washer-dryer and fridge-freezer). Splashback and extractor hood. Central heating radiator. Access to storage cupboard (with a central heating radiator and access to boiler).

## Landing

Double glazed window to side. Central heating radiator and access to loft.

## **Bedroom One**

13' 3" x 12' 7" ( 4.04m x 3.84m )

Double glazed window to front. Central heating radiator and access to storage cupboard.

## **Bedroom Two**

12' 2" x 9' 5" ( 3.71m x 2.87m )

Double glazed window to rear. Central heating radiator.

#### **Bathroom**

Obscure double glazed window to rear. Low level toilet, hand wash basin with pedestal and bath with screen and wall mounted shower over. Tiling to splash prone areas and central heating radiator.

#### **Front Garden**

Laid lawn with gravel and path to approach the main residence.

### **Rear Garden**

Patio ares with steps descending to laid lawn. Space for a shed and side gate access.

## **Parking**

Off road parking.





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- 9 YEARS NHBC REMAINING
- BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED
- LOUNGE
- KITCHEN-DINER
- GUEST WC

Tenure: Freehold EPC Rating: B

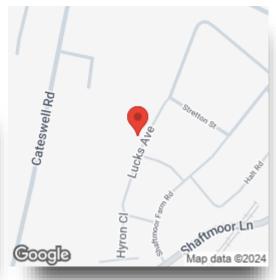
offers over

£270,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/SLY111243



Property Ref: SLY111243 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

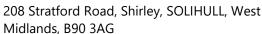


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