



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 (4.01m x 2.92m 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 area with steps descending to laid lawn. Space for a shed and side gate access.

Parking

Off road parking.



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Lucks Avenue, Birmingham

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

Tenure: Freehold EPC Rating: B

offers over

£270,000



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

Please note the marker reflects the postcode not the actual property



Property Ref:
SLY111243 - 0005

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