

for sale

from **£400,000** Freehold



Belgrave Village Belgrave Village Birmingham B12 9ED

LIMITED PLOTS REMAINING ON PHASE 2

The Lucas is the perfect FREEHOLD City Centre family home set across three floors. Offering THREE spacious bedrooms including top floor MASTER BEDROOM, OPEN PLAN kitchen/dining/living area, en-suite to the master, family bathroom & DRIVEWAY.



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Property Details

The Lucas

The Lucas offers the ideal city centre family abode that is set over three floors and features three well-proportioned bedrooms. On the ground floor, the large open-plan kitchen, dining and living area is where you will spend most of your time. A separate W/C & utility room is conveniently located off the hallway to the front of the home. French doors lead you to the rear garden bringing the outside in.

Up the stairs to the first floor, a generous double bedroom is at the rear of the home overlooking the garden. Plenty of wardrobe space is provided. A family bathroom separates this room to the versatile single bedroom at the front of the property that can be designed as a home office. Both feature large windows. On the second floor, you have a fantastically proportioned master bedroom equipped with a large en-suite and dormer window. Both rooms also feature contemporary skylight windows.

Kitchen/Diner/Living room:

5.09m x 4.62m (16' 8" x 15' 1")

Master bedroom:

5.32m max x 3.48m (17' 5" max x 11' 5")

Bedroom 2:

2.42m x 4.62m (7' 11" x 15' 1")

Bedroom 3:

2.93m x 2.48m (9' 7" x 8' 1")

Specification:

The Belgrave Village specification is a mix of contemporary styling and ergonomic design.

Our hand-selected fixtures and fittings have been tried and tested in our other recent developments. Our main objective is always to balance function and energy efficiency with good design and premium quality.

KITCHEN:-

- White gloss fitted handleless kitchen.
- Single oven, cooker hood, induction hob.
- Laminate worktop with 100mm upstand.

BATHROOMS:-

- Contemporary style bathroom suite by Geberit or equal approved comprising of toilet, basin and shower over bath where applicable.
- Wall tiling 200mmx100mm brick white splash back to basin with full height tiling to shower area.
- Contemporary style brass-ware by Bristan or equal approved.

BEDROOMS:-

- All bedrooms to be fitted with carpet where applicable.

LIGHTING:-

- Down lights to kitchen area and bathroom.
- Pendant lighting to bedrooms, lounge and dining area where applicable.

INTERNAL DETAILS:-

- 94mm x 15mm skirting in white matt.
- 69mm x 18mm architrave in white matt.
- Walls to be plasterboard, finished in super matt white emulsion (walls and ceilings).
- Luxury vinyl tile LVT flooring to all of ground floor and bathrooms.
- Carpets to hall, stairs and landing where applicable.

HEATING:-

- Air Source Heat Pump
- Chrome towel radiators to bathrooms/en-suite.

WINDOWS:-

- Anthracite Grey double glazed windows.

EXTERNAL DETAILS:-

- Outside tap.
- Patio where applicable.

Agents Note:

All images, illustrations, floor plans, measurements and specifications are for indicative purposes only and are subject to change.





To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: Exempt

Property Ref: DIG109359 - 0007

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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