



4 Lucas Boulevard, B90 4FG
Sale Price £168,750



**Love
Property Co.**

4 Lucas Boulevard, Shirley, Solihull, B90 4FG

Tenure – Leasehold - 121 Years Remaining
EPC Rating – B
Council Tax Band - D

Love Property Co are pleased to offer this immaculately presented three-bedroom end terrace property situated on a quiet location. The location of this property is ideal, with local amenities just a short distance away. It is perfect for first-time buyers or investors looking for a well-maintained property in a desirable area.

Upon entering the property, you are welcomed by a spacious open plan entrance hallway leading to the lounge and a guest toilet. The modern fitted kitchen/diner boasts integrated appliances, providing a stylish and practical space for cooking is flooded with natural light, creating a bright and inviting atmosphere. Ample storage is available throughout the property.

This property features three generously sized double bedrooms, with bedroom one benefiting from built in wardrobes. A family bathroom with a shower over bath completes the accommodation.

Outside, there is a low maintenance rear garden, perfect for those who want to enjoy outdoor living without the hassle of extensive maintenance. To the front of the property, there is a driveway providing parking for two vehicles.

The Current Owners have a part 45% ownership through Stonewater Home Ownership, however you can purchase 100% and the freehold of the property upon completion.

Overall, this property offers contemporary, comfortable living in a fantastic location.

Viewing is highly recommended.



PROPERTY MEASUREMENTS:

LOUNGE

15' 10" X 10' 2" (4.82m x 3.09m)

KITCHEN/DINER

9' 9" X 17' 4" (2.98m x 5.28m)

WC

4' 11" X 5' 8" (1.49m x 1.73m)

BEDROOM ONE

13' 3" X 10' 7" (4.04m x 3.22m)

BEDROOM TWO

8' 5" X 10' 0" (2.55m x 3.05m)

BEDROOM THREE

12' 4" X 7' 1" (3.76m x 2.15m)

FAMILY BATHROOM

6' 7" X 6' 5" (2.01m x 1.95m)

TOTAL SQUARE FOOTAGE

898.1 sq. feet 83.4 sq. metres approx.

@ 45% Part Ownership - Long Lease, 121 Years left, Rent Proportion £563.37 per Month, £41.97 Per Month Service Charge. If you Buy the Freehold (100% of Property) there will be no Lease or Rent Value.

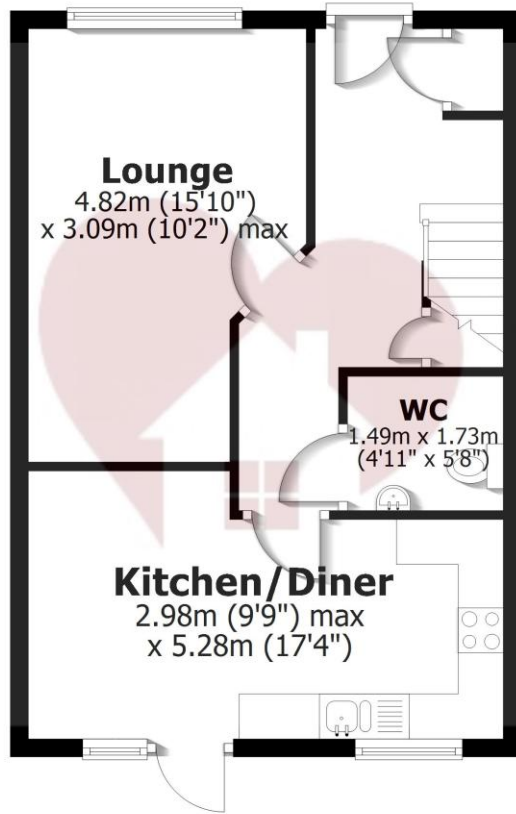
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



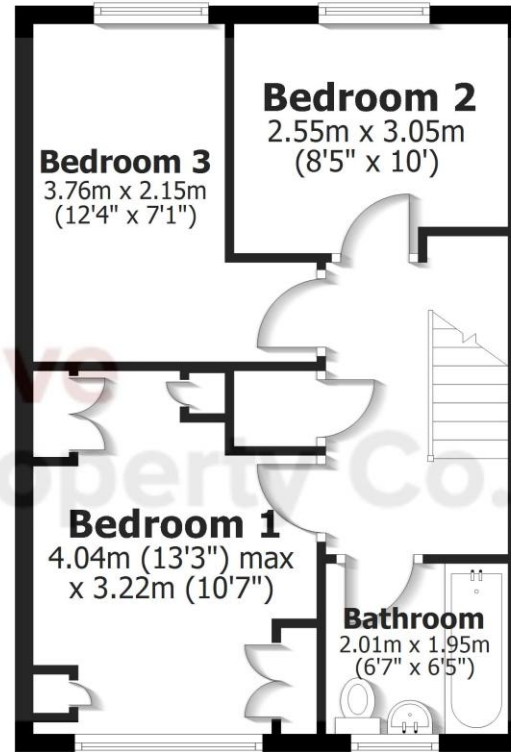
Ground Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 83.4 sq. metres (898.1 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Love
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