



**Lucas Close  
Birmingham , B12 9AJ**

**Guide Price £390,000**

**Gao**  
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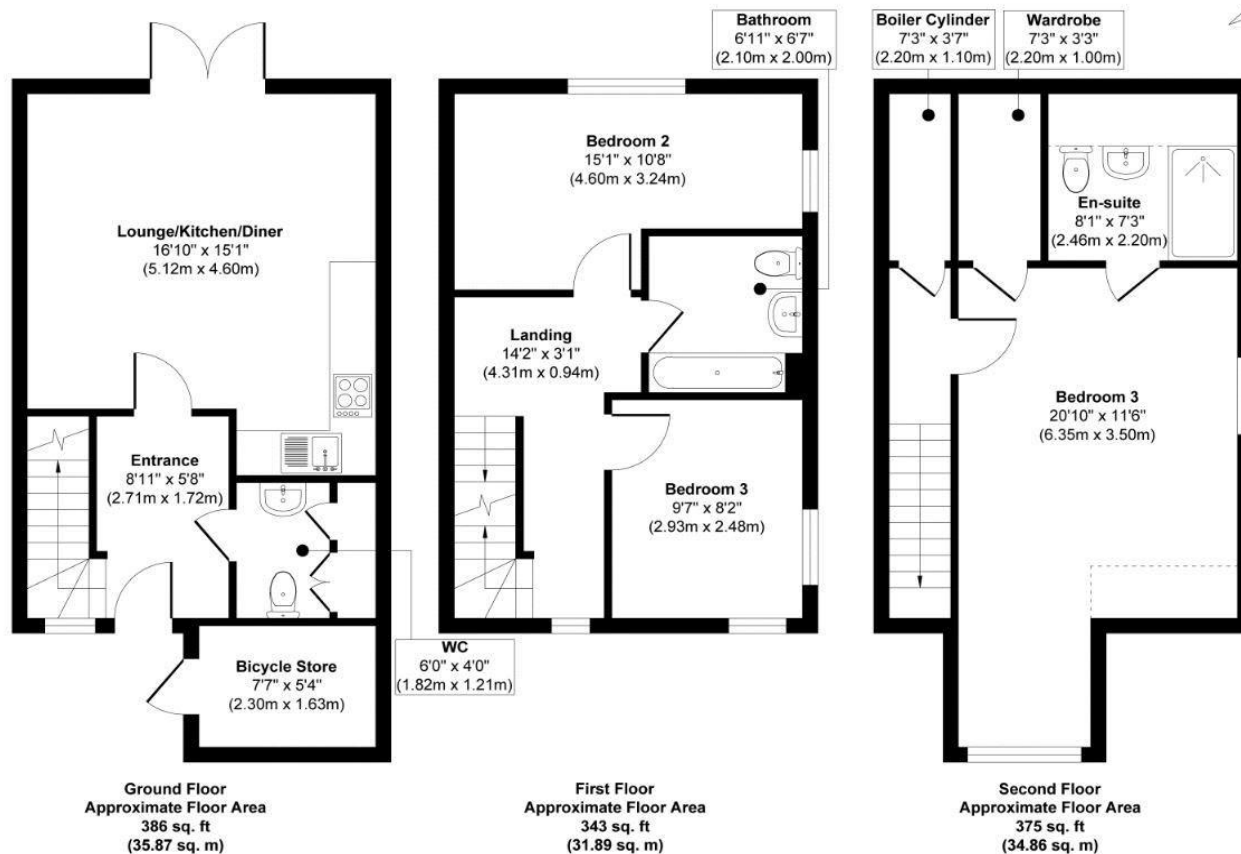
## MAIN FEATURES:

- Immaculately Presented Semi Detached House Arranged over Three Floors
- Modern Fitted Kitchen/Diner Open Plan to the Lounge
- Top Floor Master Suite with Shower Room
- Two Further Bedrooms & Modern Family Bathroom/WC
- Useful Storage to Front
- Rear Courtyard Garden

An excellent opportunity to acquire this beautifully presented, modern semi-detached home, offering stylish and versatile accommodation arranged across three floors. The ground floor is designed with modern living in mind, featuring an impressive fitted kitchen/diner opening seamlessly into the lounge, creating a bright and sociable space ideal for everyday family life and entertaining. Useful storage to the front provides additional practicality. On the first floor are two well-proportioned bedrooms together with a contemporary family bathroom/WC. The entire top floor is dedicated to an impressive master bedroom suite, complete with its own modern shower room, providing a private retreat away from the main living accommodation. Outside, the property benefits from a rear courtyard garden, offering an attractive and manageable space for relaxing and entertaining.

Lucas Close is conveniently positioned within the popular Belgrave Village area, offering excellent access to Birmingham city centre and its extensive shopping, dining, leisure and employment opportunities. Birmingham New Street, Moor Street and Bordesley railway stations are all within easy reach, while families benefit from a good choice of nearby schools and colleges.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | <b>97 A</b> |
| 81-91 | <b>B</b>      | <b>86 B</b> |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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