



Luce Close, Castle Vale
Birmingham, B35 6PJ

£115,000

Castle Vale

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This well proportioned first floor, two bed maisonette, occupies a convenient and sought after residential location within close proximity of many amenities including local schools, shops and transport links.

Boasting the advantage of no onward chain the accommodation on offer is accessed via it's own entrance hall with stairs to the landing having doors leading to a generous living room with kitchen off, two double bedrooms and a shower room.

Suitable for cash buyers only due to the remaining lease of 39 years the property must be viewed at the earliest opportunity.





Property Specification

THIS WELL PROPORTIONED
FIRST FLOOR MAISONETTE
WITH TWO DOUBLE BEDROOMS
BRIEFLY COMPRISES;

Living Room

2.00m (6'7") x 1.62m (5'4")

Bedroom 1

4.38m (14'4") x 2.00m (6'7")

Bedroom 2

3.51m (11'6") x 2.90m (9'6")

Kitchen

3.01m (9'11") x 2.90m (9'6")

Shower Room

2.08m (6'10") x 1.79m (5'11")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 18th September 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Leasehold 39 years remaining
Service Charge: £300

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 66.5 sq. metres (716.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Map Location

