



Let **UK** Home

3 Bedrooms

B12 9AG

Located
in Birmingham
£2,000 Per Month



pmadmin@letukhome.co.uk

<https://www.letukhome.co.uk/>

0121 828 8955



Lanchester Close, Birmingham, B12



Let UK Home are proud to present this luxurious 3-bedroom villa in Belgrave Village in Birmingham. Property Reference: LUH 1173

This ideal city centre family abode 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.

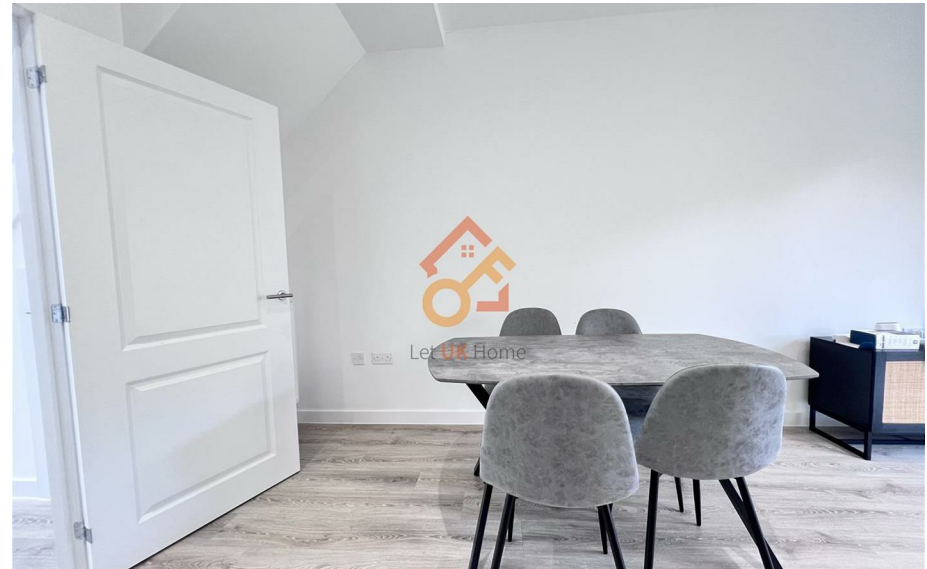
The development is very close to Birmingham's bustling commercial center, New Street Station and Grand Central Shopping Center. It is strategically located in a green and livable environment, and can quickly reach the city center. It is a very representative development in Birmingham.

Birmingham's famous universities, such as the University of Birmingham, Birmingham City University and Aston University, are also very close to the development, which is very convenient for students to go to and from school.

The large shopping mall Mailbox is accessible by bus. Mailbox has a strong sense of design and is home to countless luxury brands. Residents can find internationally renowned fashion brands here. The development is also within walking distance to Chinatown, where there are many delicious foods.

- House
- 24h Security
- The Gym
- Parking Space

- Cinema & Game Room
- Concierge Service
- Co-working Space
- EPC Rating: B





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JQ Modern 120 Vyse St

Birmingham

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The Lucas

Three bedroom, three storey, mid or end terrace including parking

Terrace 01, 03, 10, 12, 13

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.

- Outdoor storage
- Open-plan kitchen, dining and living area
- Ground floor W/C & utility
- Ground floor storage
- French doors

- Three bedrooms
- Master with en-suite
- Family bathroom

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")

Council Tax Band: B

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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