



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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www.alex-smith.co.uk



## **4 Luce Close, Castle Vale, Birmingham B35 6PJ** **Asking price £176,950**

REDUCED BY £8,000 .... A 3 bedroom semi detached house with gas ducted air central heating, majority Upvc double glazing and side garage. The property will be sold on a Freehold basis.

No upward chain.



Luce Close is located off Prestwick Road which in turn leads off either Stornoway Road or Lydd Croft.

The property stands back from the roadway behind a neat foregarden and full length block paved vehicular driveway that provides off road car parking space to the front and access to the property's garaging.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

### **The Internal Accommodation Briefly Comprises:-**

#### **On The Ground Floor**

##### **Porch Entrance**

With Upvc double glazed window and door.

##### **Reception Hall**

With staircase off.

##### **Lounge (front)**

14'10 x 13'6 (4.52m x 4.11m)

Upvc double glazed window, central heating vent, brick built fireplace.

##### **Full Width Dining Kitchen (rear)**

17'10 x 9'7 (5.44m x 2.92m)

Twin drainer twin bowl stainless steel sink unit with mixer taps, a range of fitted wall and base units, four ring electric hob and eye level double oven, plumbing for automatic washing machine.

A Sutherland Warm Air Central Heating Boiler, Upvc double glazed window and sliding patio doors to outside, central heating vent.

#### **On The First Floor**

##### **Landing**

Airing cupboard, loft access.

##### **Bedroom 1 (front)**

11'7 x 9'10 minimum (3.53m x 3.00m minimum)

Upvc double glazed window, central heating vent.

##### **Bedroom 2 (rear)**

11'1 x 9'10 (3.38m x 3.00m)

Central heating vent.

##### **Bedroom 3 (front)**

8'10 x 7'10 (2.69m x 2.39m)

Upvc double glazed window, storage cupboard.

##### **Family Bathroom (rear)**

7'9 x 5'7 (2.36m x 1.70m)

Avocado Green bathroom suite comprising panelled in bath with shower fitment over, pedestal wash hand basin, low flush WC.

##### **Side Garage**

17'9 x 7'9 (5.41m x 2.36m)

Metal up and over door.

##### **Outside**

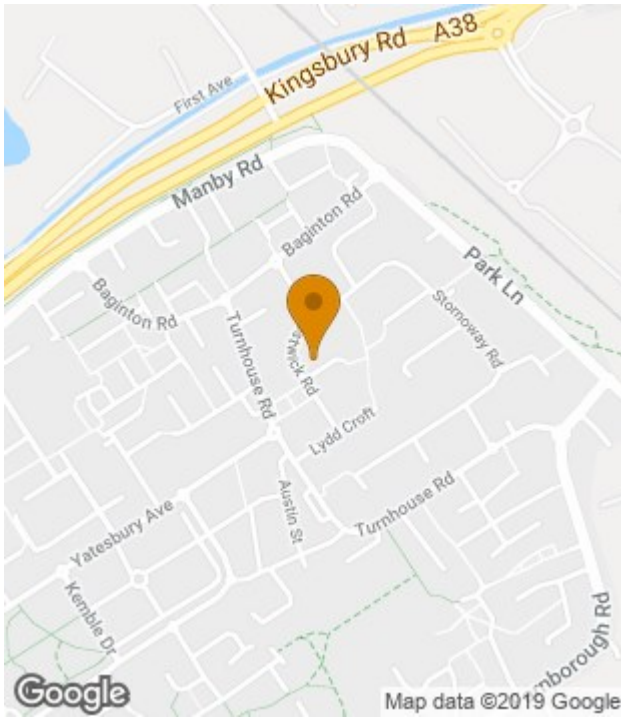
Paved terrace, lawned rear garden.

##### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,416.88 Year 2018/2019.





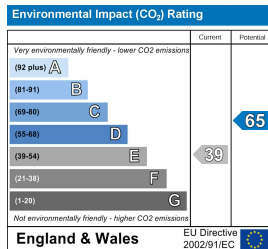
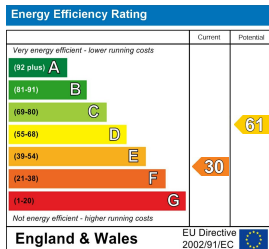


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**TENURE:- Whilst the property is presently LEASEHOLD our Vendor Clients are in the process of acquiring the FREEHOLD INTEREST and the property will be sold a FREEHOLD BASIS.**

**SERVICES:** Mains drainage, gas, electricity and water are connected together with gas fired central heating (Ducted Air) and telephone, subject to BT/ Cable Regulations

**VIEWING:** By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

**PROPERTY MISDESCRIPTION ACT:** The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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