



Langdon Walk, South Yardley

Offers Around £180,000

- MID TERRACED HOUSE
- LOUNGE
- GUEST W.C
- FIRST FLOOR SHOWER ROOM
- WARM AIR HEATING
- NO CHAIN
- FITTED KITCHEN DINER
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- FRONT & REAR GARDENS

A very well presented and maintained mid terraced house with no onward chain. This lovely property would make the perfect first time purchase or buy to let investment and is ready to move into with minimal updating required. In a great location, tucked away and yet near to a good range of shops, facilities, good school and transport links. Comprising enclosed porch, entrance hall, lounge, fitted kitchen/diner, two double bedrooms and a first floor shower room. Further benefiting from warm air heating, double glazing and gardens to the front and rear.

APPROACH

Via a pathway with a large communal grassy area with a selection of mature trees to the front leading to;

FRONT

The front garden is paved with a path leading to a single glazed door to;

ENCLOSED PORCH

Windows to the side and front and a composite double glazed door into;

ENTRANCE HALL

Opaque double glazed window to the front, cupboard housing meters, warm air unit, tiled flooring, ceiling light point, stairs to the first floor and doors to;

GUEST W.C

Low level flush W.C, guest wash hand basin, tiling to splashback and light point.

LOUNGE

12'7 x 12'2 (3.84m x 3.71m)



UPVC double glazed window to the rear, warm air vent, feature fire surround with electric fire, ceiling light point and power points.

FITTED KITCHEN DINER
7'9 x 19'3 (2.36m x 5.87m)



Having being fitted with a selection of eye level, base and drawer units with worktop over incorporating a one and a half bowl sink and drainer unit with mixer tap over. Space and plumbing for gas cooker with extractor unit above and tiling to splash backs, space and plumbing for further appliances. Double glazed window to the front, double glazed window to the rear, UPVC double glazed door to the garden, warm air vent, two ceiling light points and power points.

SPLIT LEVEL LANDING

Double glazed window to the side, storage cupboard, airing cupboard, ceiling light, power points and doors to;

BEDROOM ONE

12'4 max x 12'4 (3.76m max x 3.76m)



Double glazed window to the rear, warm air vent, ceiling light and power point.

BEDROOM TWO

8'5 x 12'4 (2.57m x 3.76m)



Double glazed window to the rear, fitted wardrobes, ceiling light and power points.

SHOWER ROOM
5 x 5'10 (1.52m x 1.78m)



Being fitted with a three piece suite comprising; enclosed shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Opaque double glazed window to the front, tiled to full height throughout, wall mounted electric heater and ceiling spotlights.

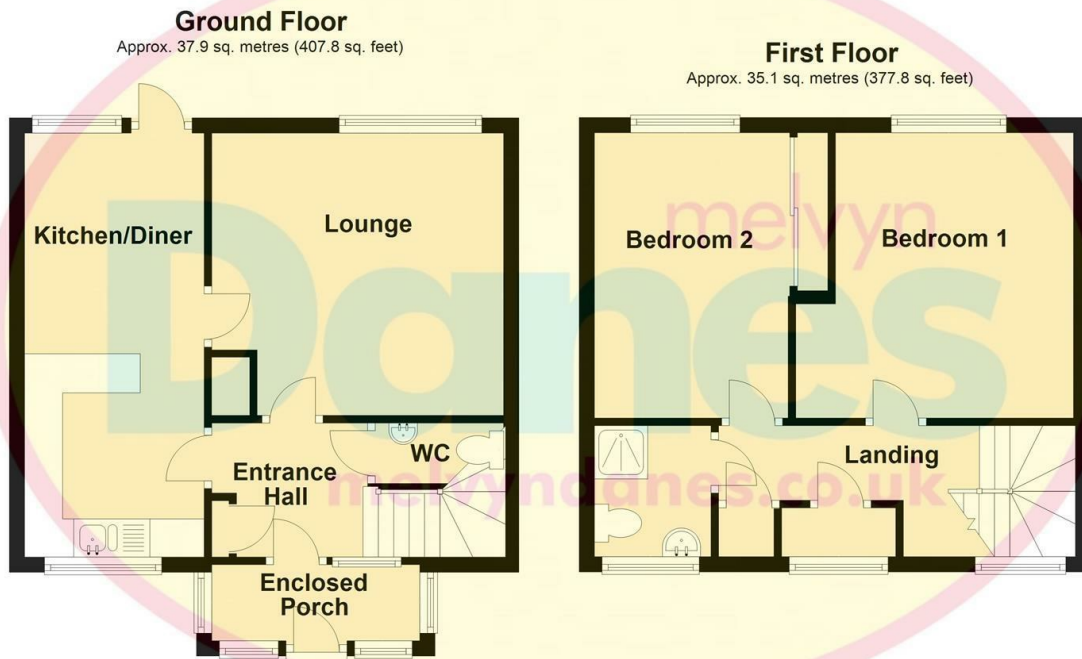
REAR GARDEN



Having a paved patio area with path leading to a laid to lawn area, brick built storage shed with electric, hedge and fences to perimeters and secure gated rear access.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 73.0 sq. metres (785.6 sq. feet)

TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
31 Langdon Walk South
Yardley Birmingham B26 1EL

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		88
(81-91) B			
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	