



# Langdon Walk, South Yardley

**£100,000**

- GROUND FLOOR FLAT
- IN NEED OF MODERNISATION
- LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- NO ONWARD CHAIN
- ENTRANCE HALL
- KITCHEN
- BATHROOM & SEPARATE WC
- SHARED GARDENS



A ground floor flat requiring modernization, offered with no onward chain. This blank canvas of a property is ideally suited to a first time buyer or investor and is located near to a range of shops, facilities and transport links. Comprising: communal entrance, private entrance hall, lounge/diner, kitchen, two double bedrooms, bathroom and a separate WC. Further benefiting from double glazing and a shared garden.

### FRONT

Communal entrance into the building and access to a hardwood opaque glazed door to:-

### PRIVATE ENTRANCE

Two storage cupboards, power and light points and doors to:-

### LOUNGE/DINER

**11'5 max x 25' (3.48m max x 7.62m)**



Double glazed windows to the front and rear, UPVC double glazed door to the communal gardens, warm air vents, power and light points

### KITCHEN

**10'6 max x 7'6 (3.20m max x 2.29m)**



The kitchen has eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainage. There is space and plumbing for appliances, double glazed window to the rear, power and light points

### BEDROOM ONE

**11'4 max x 12'8 (3.45m max x 3.86m)**



Double glazed window to the front, power and light points

### BEDROOM TWO

**10'5 max x 12'9 (3.18m max x 3.89m)**



Double glazed window to the front, warm air vent, power and light points

### BATHROOM

**5'2 x 5'5 (1.57m x 1.65m)**



Fitted with a paneled bath with an electric shower over and a

pedestal sink, Tiling to a full height, opaque double glazed window to the rear and ceiling light point

### **SEPARATE WC**

Fitted with a low level flush WC, opaque double glazed window to the rear and ceiling light point

### **SHARED GARDEN**

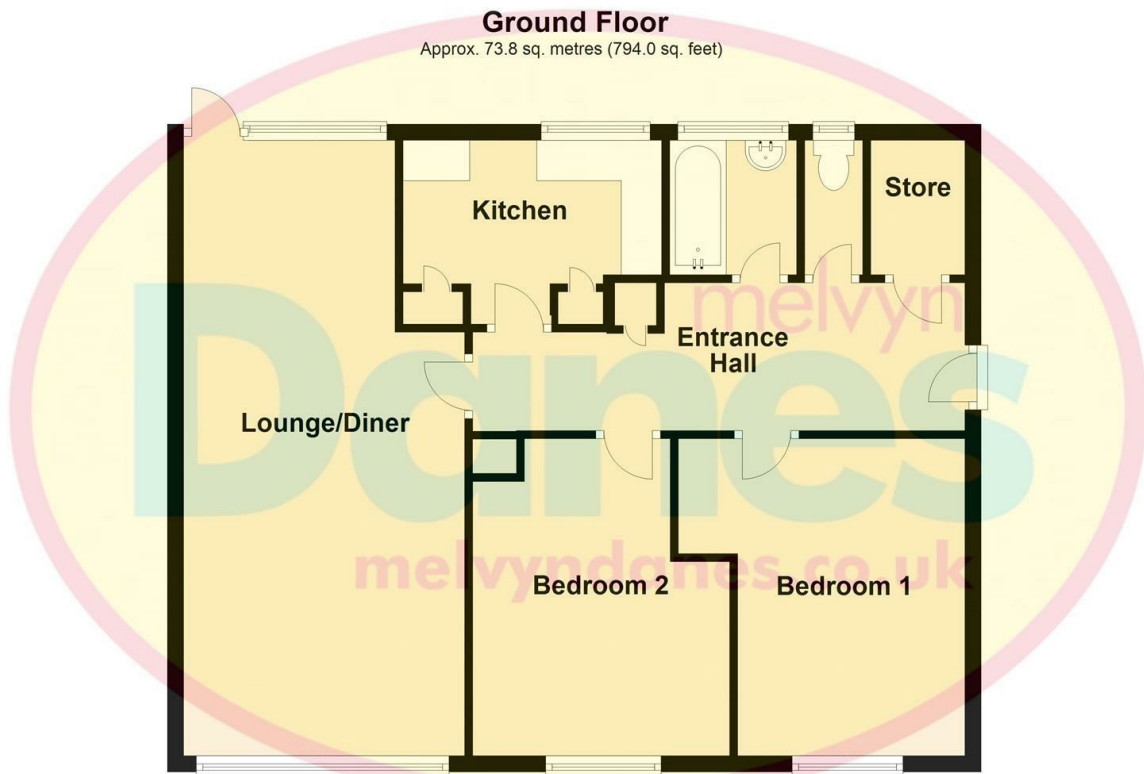


With a patio area, lawned section and fencing to the perimeters.



## 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. 73.8 sq. metres (794.0 sq. feet)

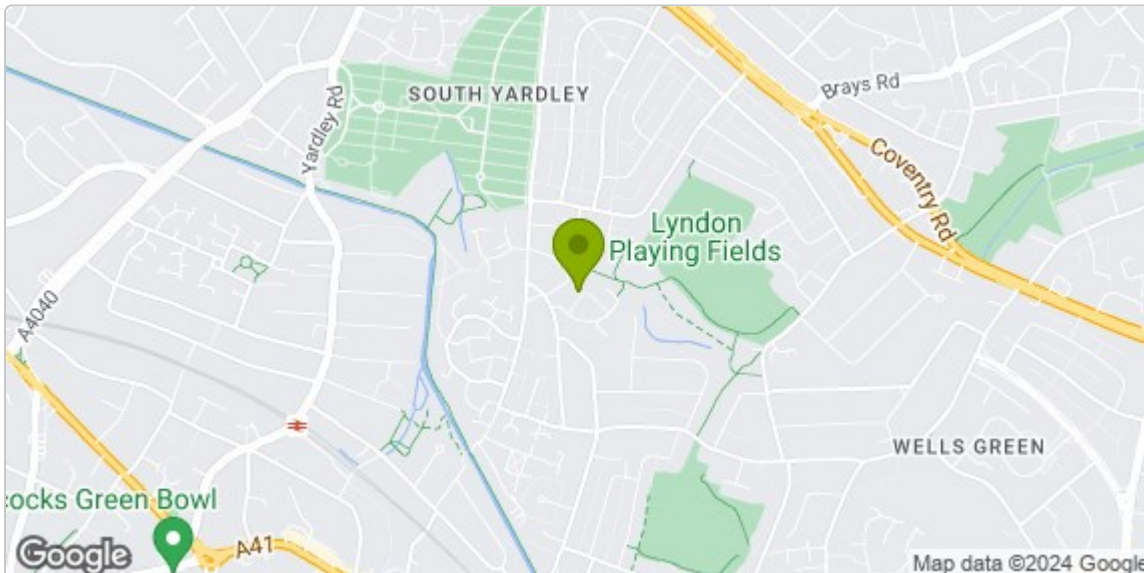
**TENURE:** We are advised that the property is **LEASEHOLD**

**COUNCIL TAX BAND:** A

**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:**  
15 Langdon Walk South  
Yardley Birmingham B26 1EL

**Council Tax Band:** A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	