

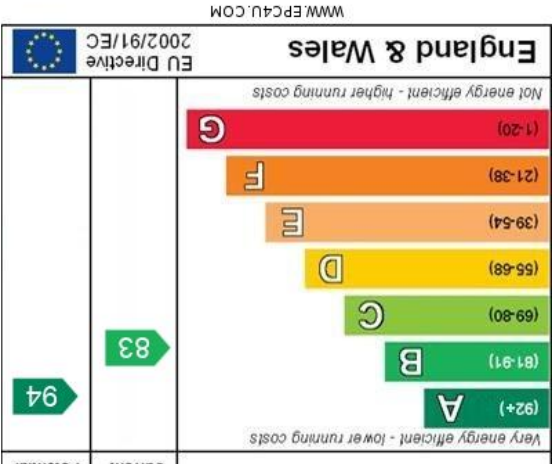
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED MODERN THREE BEDROOM SEMI DETACHED HOUSE
- ATTRACTIVE LOUNGE
- SUPERB COMPREHENSIVELY FITTED KITCHEN/DINER
- THREE EXCELLENT SIZED BEDROOMS - MASTER EN-SUITE
- WELL APPOINTED FAMILY BATHROOM
- GARAGE AND DRIVEWAY



25 Langley Mill Close, Sutton Coldfield, B75 7DB

£350,000



Property Description

POPULAR CUL-DE-SAC LOCATION - This immaculately presented modern style semi detached house is located in an enviable cul-de-sac location with public transport links, nearby schools, local amenities, parks, walking routes, and cycling routes, this property offers a blend of convenience and lifestyle opportunities. Whether you enjoy a leisurely stroll in the park, a brisk cycle, or the ease of local amenities, this location has it all. This splendid residence has been meticulously maintained and boasts a modern aesthetic that is sure to appeal to discerning buyers.

The immaculately presented accommodation briefly comprises:- Reception hallway with a guest wc off, the spacious lounge that can be utilised to suit a variety of needs, from a formal sitting area to a cosy family room. To the heart of the home is its open-plan comprehensively fitted kitchen/diner which not only includes contemporary fixtures and fittings, but also integrates a dining space, making it a perfect spot for hosting dinner parties or enjoying a family meal.

To the first floor is the family bathroom and three well-proportioned bedrooms, master with an en-suite shower room offering ample space for rest and relaxation.

The property's unique features truly set it apart. It includes a garage, providing secure parking or extra storage space, as well as additional parking facilities. To the rear is a well-maintained good sized South-facing rear garden. **INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.**

Outside to the front the property occupies a pleasant cul-de-sac location and is set back behind a neat lawned fore garden with shrubs and trees, driveway providing off-road parking with access to the garage and pathway.

CANOPY PORCH With outside light.

RECEPTION HALLWAY Approached via an opaque double glazed reception door with laminate flooring, radiator, glazed door through to lounge and door through to guest cloakroom.

LOUNGE 19' 02" x 11' 08" (5.84m x 3.56m) Focal point to room is feature fire place, radiator, double glazed window to front, useful under stairs storage cupboard, spindle staircase leading off to first floor accommodation and glazed door leading through to kitchen/diner.

KITCHEN/DINER 14' 07" x 10' 05" (4.44m x 3.18m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and half bowl sink unit with mixer tap and splash back surrounds, fitted gas hob with extractor hood above, built-in double oven, space and plumbing for washing machine and dish washer, cupboard housing gas central heating boiler, polished tiled floor, space for dining table and chairs, double glazed window to rear, radiator and double glazed French doors giving access to rear garden.

GUEST CLOAKROOM Having a white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, tiled floor, radiator and opaque double glazed window to front.

FIRST FLOOR LANDNG Approached by a spindled stair case with access to loft and doors off to all rooms.

MASTER BEDROOM 14' 08" x 11' 01" (4.47m x 3.38m) having two double glazed windows to front with open aspect views, radiator and door leading through to en-suite shower room.

EN SUITE SHOWER ROOM Having a white suite comprising vanity wash hand basin, low flush WC, wash hand basin with chrome mixer tap, complementary part tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, tiled floor, chrome ladder heated towel rail and extractor.

BEDROOM TWO 16' 03" x 8' 9" (4.95m x 2.67m) Being a dual aspect room with double glazed windows to front and rear elevation, two radiators and access to loft space.

BEDROOM THREE 10' 04" x 7' 07" (3.15m x 2.31m) Having double glazed window to rear, radiator.

OUTSIDE To the rear there is a good sized well-maintained South-facing garden with full width paved patio, neat lawn, fencing to perimeter, gate leading to useful storage area with pedestrian access door through to the garage.

GARAGE 16' 00" x 9' 00" (4.88m x 2.74m) Having automatic roller shutter door to front, light and power and pedestrian access door to rear.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE O2 & Vodafone Good outdoor
Three Good outdoor, variable in-home

Broadband coverage -
Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 51 Mbps. Highest available upload speed 9 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Virgin Media, Openreach & City Fibre

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

WANT TO SELL YOUR OWN PROPERTY?
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