







## Property Description

**\*\*BEAUTIFULLY PRESENTED FAMILY HOME SITUATED ON THIS BREWERS MEADOW DEVELOPMENT\*\***

This Brewers Meadow is a development and community located off Mill Lane in Langley, Oldbury. overlooking the Titford Canal and opposite Langley Park, the oldest park in Oldbury, the development offers a range of two bedroom apartments and three and four bedroom homes.

Internally this property comprises of: downstairs WC, lounge, kitchen/diner, four bedrooms, master with en-suite and bathroom.

Externally this property has a well proportioned rear garden that perfect for any day/nights of entertaining friends and family. Two parking spaces are available with electric point for charging.

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## Entrance Hall

Having double glazed door to front, stairs to first floor, wall mounted radiator.

## W.C

Wash hand basin, low level WC.

## Lounge

15' 10" max x 11' 5" plus recess ( 4.83m max x 3.48m plus recess )

Having french doors to rear garden, wall mounted radiator.

## Kitchen/Diner

16' 4" x 8' 9" max ( 4.98m x 2.67m max )

Having wall and base units, electric oven with gas hob with cooker hood over, integrated into washer/dryer and dishwasher. GCH boiler and wall mounted radiator. Double glazed window to front and side. This beautifully presented kitchen also has space for a dining table perfect for entertaining and those sit down meals with family.

## First Floor Landing

Having doors to various rooms:

## Bedroom Two

12' 8" max x 8' 9" ( 3.86m max x 2.67m )

Having double glazed window to front and wall mounted radiator.

## Bedroom Three

13' 2" x 8' 10" ( 4.01m x 2.69m )

Having double glazed window to rear and wall mounted radiator.

## Bedroom Four

9' 7" x 6' 9" max ( 2.92m x 2.06m max )

Having rear double glazed window and wall

mounted radiator.

## Top Floor

### Bedroom One

12' 4" max x 19' 5" max ( 3.76m max x 5.92m max )

Having double glazed bay window to front, three storage cupboards, loft access and wall mounted radiator.

### En-Suite

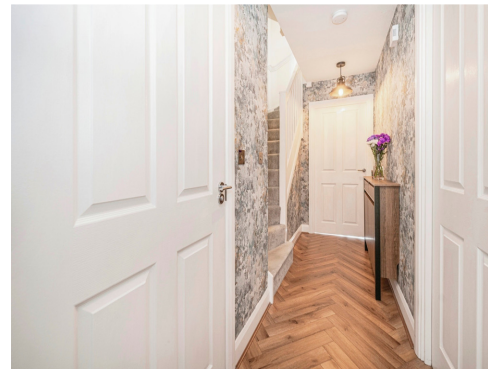
Having skylight to the rear, wash hand basin, low level WC, shower cubicle with shower and wall mounted radiator.

### Rear Garden

Patio area with further lawn area, side access with gate, the property also benefits from a decked area which is great for that out door furniture ready for this summer days & nights.

### Parking To Front

Two parking spaces to rear with advantages of the electric charging point.



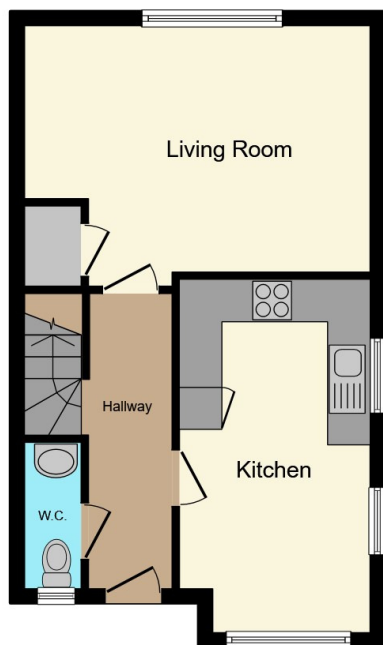




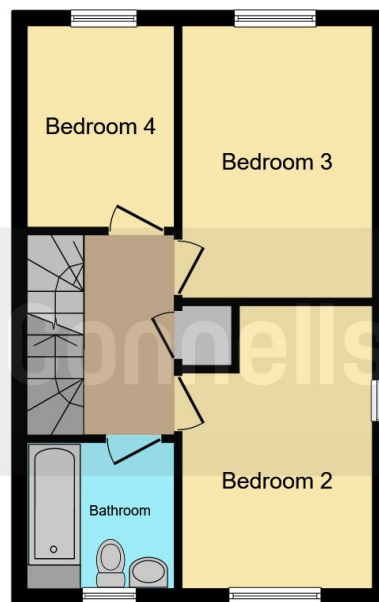




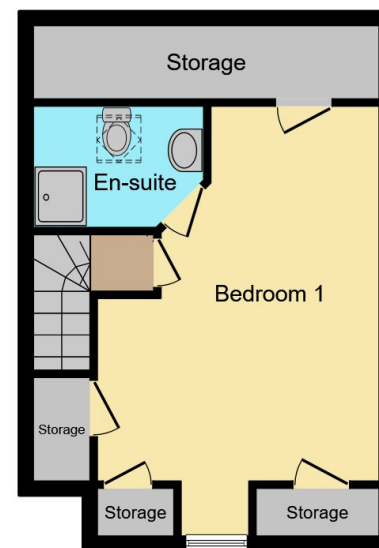




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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