



**Connells**

Langley Hall Drive  
Sutton Coldfield



# Langley Hall Drive Sutton Coldfield B75 7NQ

for sale offers over  
**£270,000**



## Property Description

A well presented and refurbished three bedroom end terraced property set in a quiet cul-du-sac location and in a good school catchment area. The property has easy access to main road and motorway transport links. The accommodation comprises an entrance hallway, dual aspect family lounge with doors giving access into the conservatory. There is a dual aspect modern refitted dining kitchen with space for a dining table and ample storage space, side covered area with utility space. On the first floor landing there are three good sized bedrooms, a refitted first floor bathroom and separate WC. There is a good sized garden to the front and off road parking and an excellent sized rear garden.

## Entrance Hall

Having composite door to the front giving access into the entrance hall, radiator to wall, stairs to the first floor landing and door gives access into the family lounge.

## Family Lounge

18' 1" PLUS THE DOOR RECESS x 11' 11" ( 5.51m PLUS THE DOOR RECESS x 3.63m )

Being a dual aspect room with double glazed window to the front and sliding double glazed patio doors leading into the conservatory, radiator to wall, marble affect hearth and insert, wooden fire surround and fire facility, coving to ceiling, spotlights to ceiling, laminate flooring and door gives access into the dining kitchen.

## Conservatory

8' x 7' 7" ( 2.44m x 2.31m )

Being a double glazed conservatory having tiled flooring and sliding patio door into the rear garden.

## Dining Kitchen

18' 8" x 11' 7" MAX ( 5.69m x 3.53m MAX )

Briefly comprising a modern refitted kitchen, having fitted base units with square edge work surfaces over and fitted matching wall units, double glazed window to the front and double glazed window to the rear, integrated electric oven, integrated induction hob and built-in cooker hood and extractor over, radiator to wall, space for a dining table, two cupboards housing the gas and electricity meters, door leading into a pantry cupboard, spotlights to ceiling, double glazed window overlooking the rear garden and door gives access into the side covered area.

## Side Covered Area

Having radiator to wall, double glazed door to the rear, a composite door to the front and door gives access to the guest WC.

## Guest Wc

Having low level flush WC, wall mounted wash hand basin and frosted double glazed window to the side.

## First Floor Landing

Having doors off to the three bedrooms, bathroom and separate WC, built-in storage cupboard and having loft access. The storage cupboard houses the central heating boiler and provides excellent storage.

### Bedroom One

11' 11" x 10' 8" TO EXCLUDE WALKWAY ( 3.63m x 3.25m TO EXCLUDE WALKWAY )

Having double glazed window to the front, radiator to wall and coving to ceiling.

### Bedroom Two

11' 3" MAX x 12' 9" ( 3.43m MAX x 3.89m )

Having double glazed window to the front and to the side and having radiator to wall.

### Bedroom Three

7' 11" x 8' 11" ( 2.41m x 2.72m )

Having double glazed window to the front, radiator to wall and coving to ceiling.

### Family Bathroom

Having paneled bath with shower over bath, wall mounted wash hand basin, wall mounted heated towel rail radiator and frosted double glazed window to the rear.

### Separate Wc

Having low level flush WC, frosted double glazed window and wall mounted wash hand basin.

### Outside Front

Having driveway providing off road parking, garden laid to lawn and side access which in

turn, gives access into the rear garden and the property has the benefit of an electric car charging point.

### Rear Garden

A good sized low maintenance garden with patio area and garden laid to lawn with planted area.



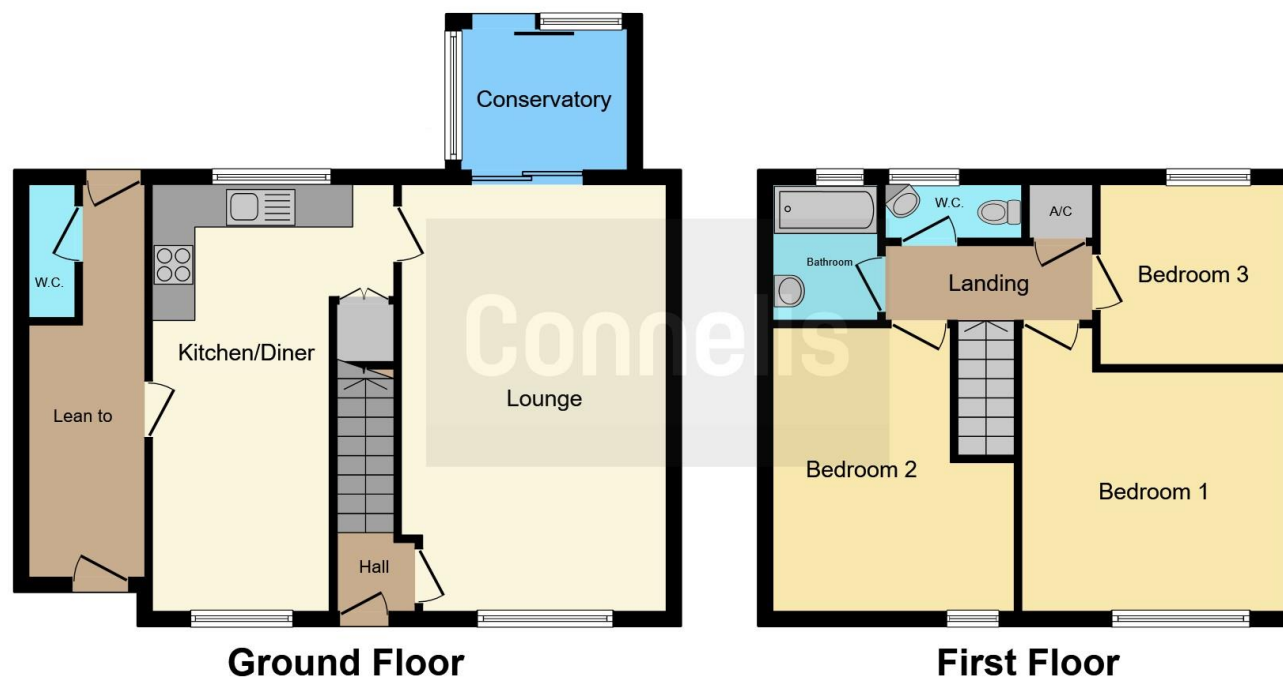












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**EPC Rating: D**

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Tenure: Freehold



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