



Langley Park Way, Sutton Coldfield B75 7NX

Not for marketing purposes INTERNAL USE ONLY

welcome to

Langley Park Way, Sutton Coldfield

*** BEAUTIFULLY PRESENTED *** DETACHED *** FOUR BEDROOMS *** OPEN PLAN KITCHEN *** LOUNGE *** CONSERVATORY *** DOWNSTAIRS WC *** FAMILY BATHROOM *** DRIVEWAY AND GARAGE *** REAR GARDEN *** FREEHOLD *** POPULAR RESIDENTIAL LOCATION *** EXCELLENT TRANSPORT LINKS *** CALL SHIPWAYS TO VIEW! ***

Agent Note

Council Tax Band D.

Wc

Low level wc, wall sink and spotlights.

Lounge

10' 6" x 18' (3.20m x 5.49m)

Double glazed widow to front, double glazed sliding doors to conservatory, radiator and ceiling lightpoint.

Kitchen

23' max x 16' max (7.01m max x 4.88m max)

Double glazed window to front and rear, wall and base units, understairs storage, built in oven, hob and extractor and microwave and fridge freezer and dishwasher, stairs to first floor, door to garden, door to wc, two radiators and spotlights.

Conervatory

9' x 10' 1" (2.74m x 3.07m)

Double glazed french doors to garden, double glazed windows all around and fan ceiling lightpoint.

Landing

Double glazed window to rear, storage cupboard with boiler, loft access and radiator.

Bedroom One

14' x 11' (4.27m x 3.35m)

Double glazed window to front, radiator and ceiling lightpoint.

Bedroom Two

11' x 9' (3.35m x 2.74m)

Double glazed window to front, radiator and ceiling lightpoint.

Bedroom Three

10' 1" x 6' 1" (3.07m x 1.85m)

Double glazed window to rear, radiator and ceiling lightpoint.

Bedroom Four

6' into wardrobes x 9' (1.83m into wardrobes x 2.74m)

Double glazed window to rear, radiator and ceiling lightpoint.

Bathroom

Double glazed window to front, low level wc, vanity sink, shower over bath, towel rail radiator and ceiling lightpoint.

Loft Space

Loft boarded and insulated and lightpoints.

Rear Garden

Patio, lawn, access to garage and side gate.



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



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Sutton Coldfield

- DETACHED
- FOUR BEDROOMS
- KITCHEN
- LOUNGE
- CONSERVATORY

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers over
£450,000



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