

**Langley Park Way, Sutton Coldfield B75 7NX** 



## 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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- DETACHED
- FOUR BEDROOMS
- KITCHEN
- LOUNGE
- CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

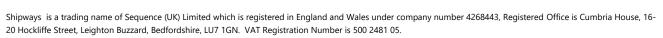
£450,000



# view this property online shipways.co.uk/Property/CAB111472



Property Ref: CAB111472 - 0005 1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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