



**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](http://www.focalagent.com)





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**Langley Park Way,**  
**Sutton Coldfield**

- DETACHED
- FOUR BEDROOMS
- KITCHEN
- LOUNGE
- CONSERVATORY

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

offers over  
**£450,000**



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Property Ref:  
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