



Langdon Walk, Birmingham B26 1EL

welcome to

Langdon Walk, Birmingham

- END-TERRACE
- LOUNGE
- KITCHEN
- CONSERVATORY
- TWO BEDROOMS

Tenure: Freehold EPC Rating: E

offers over

£180,000

A well presented and deceptively spacious two bedroom end-terrace. The property is ideal for First Time Buyers looking to get onto the property ladder or an investment opportunity with close proximity to local amenities nearby. A viewing is advised to appreciate the property!



Agent Note

Entrance Porch

Entrance Hall

Reception Room

12' 2" excluding bay x 12' 10" (3.71m excluding bay x 3.91m)

Kitchen-Diner

18' 6" to arch x 7' 7" (5.64m to arch x 2.31m)

Conservatory

10' 4" x 6' 8" (3.15m x 2.03m)

Landing

Bedroom One

12' 3" max x 12' 3" (3.73m max x 3.73m)

Bedroom Two

12' 3" x 8' 4" to wardrobe (3.73m x 2.54m to wardrobe)

Bathroom

Wc

Front Garden

Rear Garden

view this property online shipways.co.uk/Property/SLY111252



Property Ref:

SLY111252 - 0002

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk