



Langley Walk Birmingham B15 2EF

for sale offers in the region of
£250,000



Property Description

The apartment offers City Centre living at its finest, situated in the sought after Park Central area, with its leafy surroundings. The apartment benefits from a peaceful park setting yet is in easy walking distance of the City Centre, with its array of shops, bars and restaurants, such as the Mailbox, Brindley Place and the Bullring.

This stunning duplex apartment offers ample space, and it is fitted with modern and contemporary features throughout. With spectacular park views from the south facing balcony, the apartment also comes with allocated parking.

Langley Walk is conveniently located near to city centre offices and has easy transport links to the Queen Elizabeth Hospital and local universities. The location benefits from great transport links, with New Street, Five Ways and the new HS2 railway stations, along with the Midlands Metro, within walking distance, and there is easy access to the motorway network

Secure Entry

With fob access, stairs and lift.

Entrance Hallway

Spacious entrance with stairs to upper floor

Guest WC

Lounge With Park Views

Park facing with patio doors leading to full length balcony. Ample space for sitting and dining areas. Two radiators and laminate flooring.

Fitted Kitchen

Modern fully fitted kitchen with appliances, hob, cooker hood, sink & drainer & work

surfaces.

South Facing Balcony

Private south facing balcony with railings to enjoy the views.

Landing

Master Bedroom 1

Floor to ceiling windows with park views. Radiator, telephone/internet and TV aerial point.

Sceond Bedroom

Floor to ceiling windows with park views. Radiator and access to family bathroom.

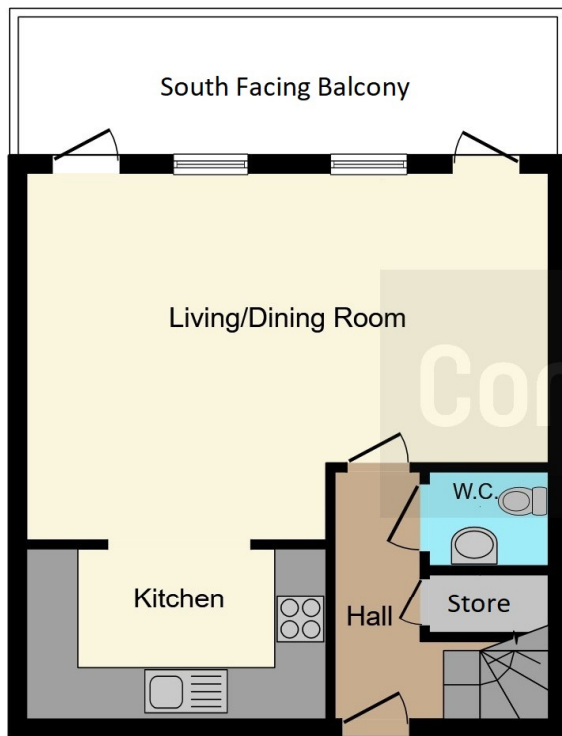
Family Bathroom

Jack and Jill style bathroom with separate bath and shower, WC, basin and heated towel rail.

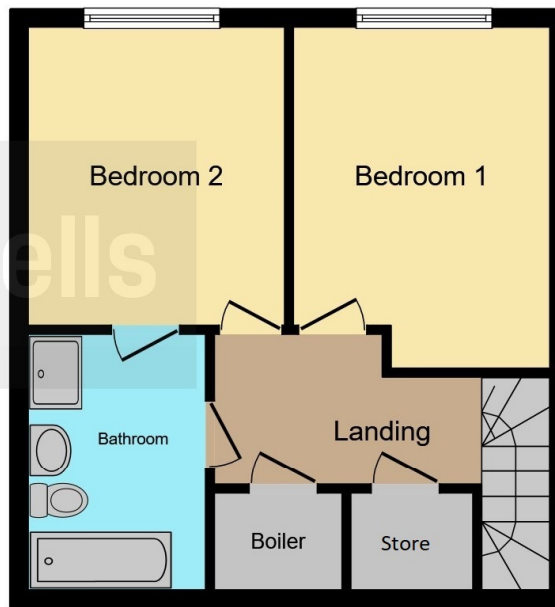
Two Storage Cupboards

Boiler Room





Ground Floor



First Floor

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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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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