

CHRIS FOSTER & Daughter

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22 Langham Green, Streetly, B74 3PS £425,000

A spacious, well presented, detached bungalow residence occupying a quiet cul-de-sac position in this highly sought after residential location and within easy reach of local amenities.

* Canopy Porch * Reception Hall * Lounge * Separate Dining Area * Conservatory * Modern Fitted Kitchen * Two Good Sized Bedrooms * Master with En Suite Shower Room * Additional Shower Room * Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band E
Local Authority - Walsall



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Company Number: 11253248



22 Langham Green, Streetly



Reception Hall



Lounge



Lounge



Dining Area



Conservatory



Fitted Kitchen

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Fitted Kitchen



Bedroom One



Bedroom One



En Suite



Bedroom Two



Shower Room

22 Langham Green, Streetly



Shower Room



Rear Garden



Rear Garden

22 Langham Green, Streetly

An internal inspection is highly recommended to begin to fully appreciate this spacious and well presented detached bungalow residence that occupies a quiet cul-de-sac position in this sought after location and within easy reach of local amenities.

Streetly is a most sought after area easily accessible to Birmingham, Sutton Coldfield, Lichfield and Walsall main centres and is well served with excellent primary and comprehensive schools including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall and Bishop Vesey grammar school in Sutton Coldfield. Splendid sports and leisure facilities are available at Streetly Sports Centre, Cricket Club and Golf Club together with the extensive Sutton parkland. The M6 motorway is easily accessible leading to the M5, M42, M54 and the M6 Toll road all with easy access to the National Exhibition Centre, Birmingham Airport and International Railway Station.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

CANOPY PORCH

leading to:

RECEPTION HALL

having composite entrance door, central heating radiator, two ceiling light points, loft access, cloaks cupboard off and additional airing cupboard.

LOUNGE

5.11m x 3.66m (16'9 x 12'0)

feature fireplace with modern electric fire fitted, two ceiling light points, four wall light points, central heating radiator, sliding patio door leading to the conservatory and being open plan to:

DINING AREA

3.25m x maximum x 2.64m (10'8 x maximum x 8'8)

PVCu double glazed windows to the rear and side elevations, central heating radiator and two wall light points.

CONSERVATORY

3.61m x 2.69m (11'10 x 8'10)

PVCu double glazed double opening doors and windows to the rear elevation, central heating radiator and ceiling light point.

MODERN FITTED KITCHEN

3.53m x 2.62m (11'7 x 8'7)

PVCu double glazed window to the rear elevation, PVCu double glazed door to side, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink, built in electric oven, separate gas hob with stainless steel extractor canopy over, space and plumbing for automatic washing machine and slimline dishwasher, additional inset stainless steel sink having mixer tap over, fluorescent strip light and wall mounted central heating boiler.

BEDROOM ONE

3.58m x 3.12m (11'9 x 10'3)

PVCu double glazed window to front elevation, fitted wardrobes, central heating radiator and ceiling light point.

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EN SUITE SHOWER ROOM

PVCu double glazed frosted window to side elevation, tiled shower enclosure with electric "Mira" shower fitted, pedestal wash hand basin, WC, central heating radiator, tiled floor, ceiling light point and extractor fan.

BEDROOM TWO

4.06m x 2.44m (13'4 x 8'0)

PVCu double glazed window to front elevation, fitted wardrobes, central heating radiator and ceiling light point.

SHOWER ROOM

PVCu double glazed frosted window to side elevation, walk in shower enclosure, wash hand basin, WC, chrome heated towel rail and ceiling light point.

OUTSIDE

GARAGE

5.26m x 3.20m (17'3 x 10'6)

up and over door to front, fluorescent strip light and storage loft.

FORE GARDEN

having tarmac driveway, pebble and paved frontage and outside light.

REAR GARDEN

paved patio area, lawn, mature side borders, timber fencing, outside tap, useful shed and gated side access.

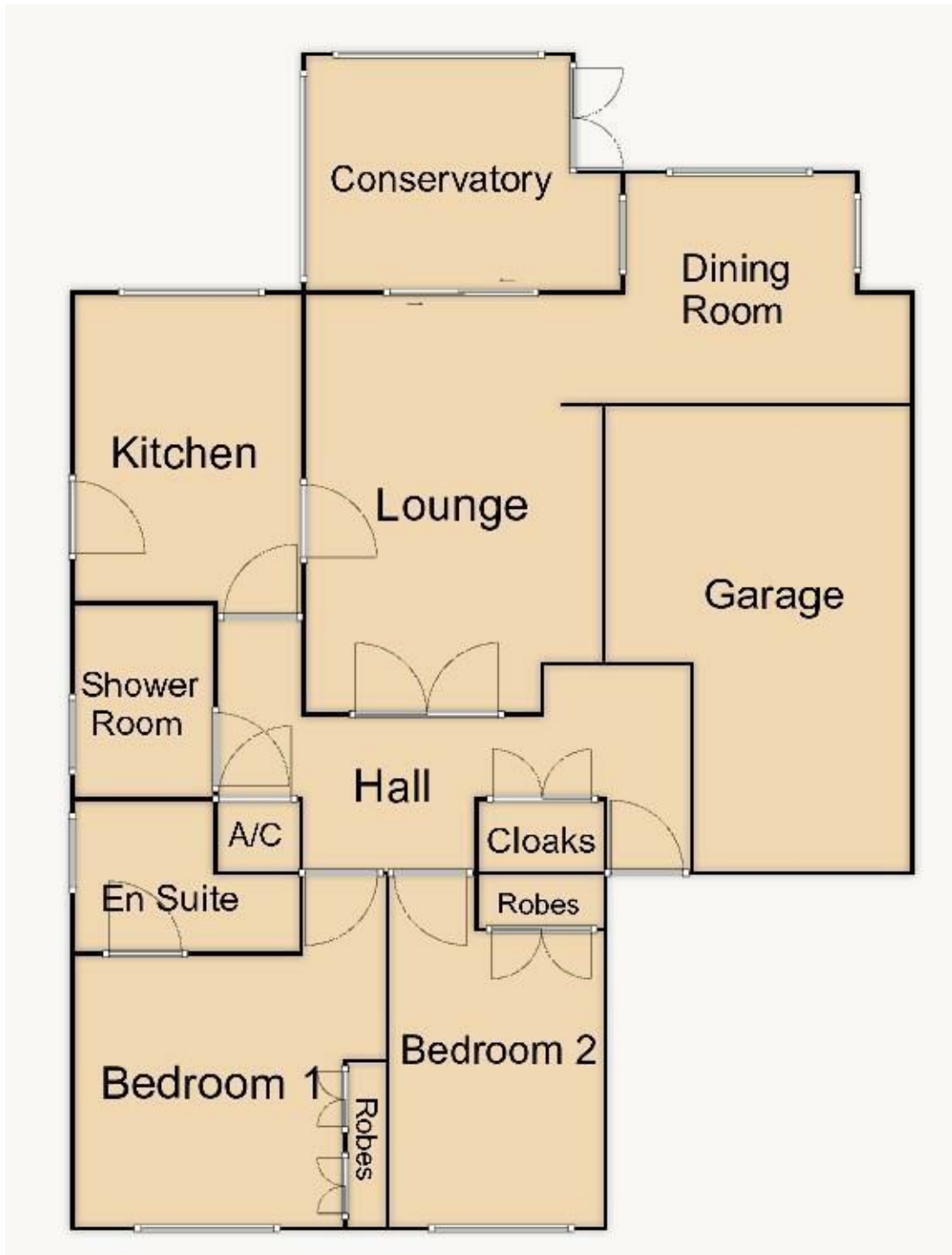
GENERAL INFORMATION


We understand the property is Freehold with vacant possession upon completion.


SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

22 Langham Green, Streetly



| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |