



Langdon Walk, Birmingham

**burchell
edwards**



Property Description

A FANTASTIC OPPORTUNITY has arisen to acquire this two bedroom family home in a very popular residential location. An early viewing is RECOMMENDED of this property, which has good local amenities nearby, including shops, bus routes and schools. DEMAND is at an ALL TIME HIGH so, call today to view on 0121 742 1725.

Entrance Porch

Double glazed sliding door to front elevation and double glazed windows to front and side elevations.

Entrance Hallway

Single glazed door and window to front elevation, central heating radiator and under stairs storage cupboard.

Lounge

15' 9" max x 12' 10" into bay (4.80m max x 3.91m into bay)

Double glazed bay window to rear elevation and central heating radiator.

Kitchen

22' 5" x 7' 7" (6.83m x 2.31m)

Double glazed windows to front and rear elevations, double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, space and plumbing for washing machine, breakfast bar and central heating radiator.

Conservatory

11' 4" x 6' 8" (3.45m x 2.03m)

Double glazed windows to rear and side elevation, double glazed door to side elevation and tiled flooring.

Landing

Double glazed window to front elevation and storage cupboard housing central heating boiler.

Bedroom One

12' 3" x 12' 4" max (3.73m x 3.76m max)

Double glazed window to rear elevation and central heating radiator.

Bedroom Two

8' 4" x 12' 4" (2.54m x 3.76m)

Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath with electric shower over, central heating radiator, tiling to walls and extractor.

Ground Floor W.C

Double glazed window to front elevation, tiled flooring and W.C.

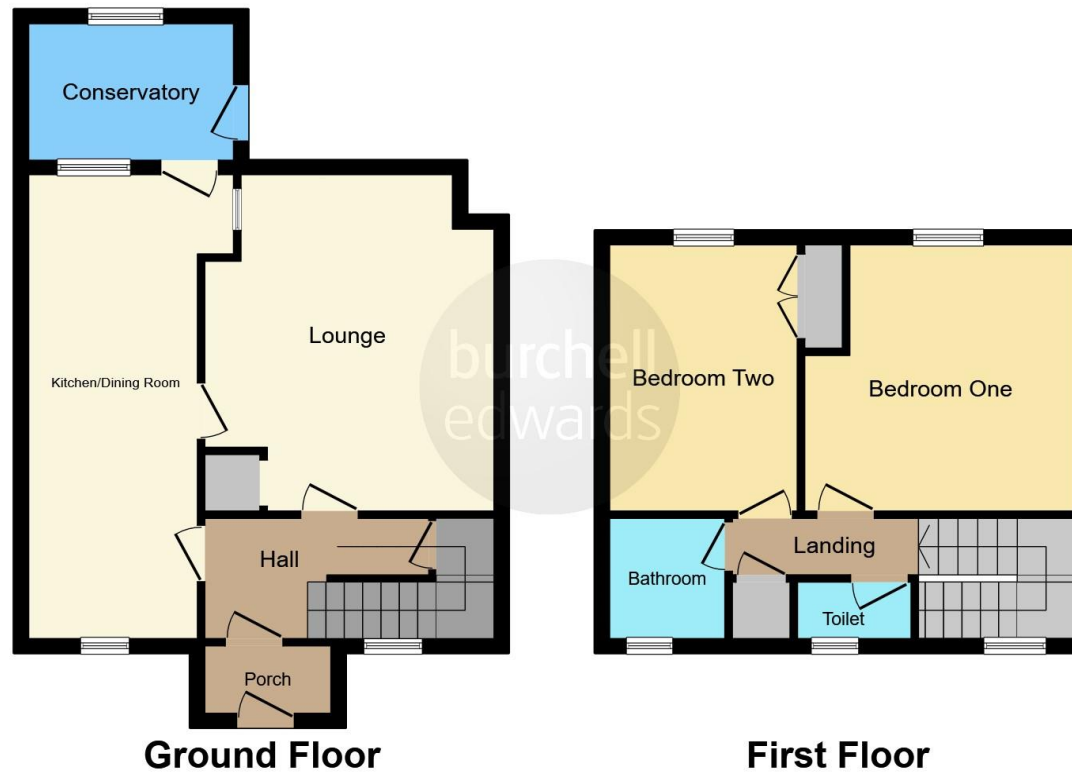
Rear Garden

Slabbed patio, pathway to rear access and laid to lawn.









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

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL209145



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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