



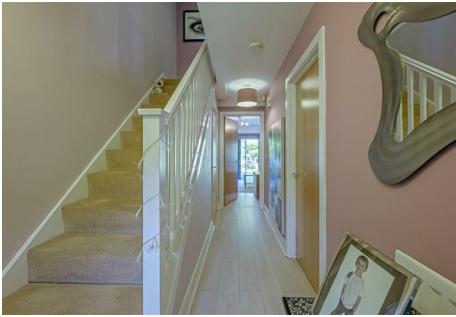
## Langley Walk, , Birmingham, B15 2EN

- Modern Terraced Home situated in Birmingham City Centre
- Securely Gated Parking at Rear of Property
- Beautifully Landscaped South Facing Garden
- No Upward Chain
- Two Double Bedrooms with Full Width Balconies
- Convenient Access to both Five Ways and Grand Central Station
- Freehold Property
- EPC Rating - C

**Offers In The Region Of £375,000**



# Langley Walk, , Birmingham, B15 2EN



An immaculately presented two-bedroom modern townhouse situated in Birmingham City Centre within the popular Park Central development. Ideally positioned for its access to a huge array of local amenities the property includes an immaculate landscaped rear garden and a secure allocated parking space to the rear. Being Sold with No Upward Chain.

The property is freehold with gas central heating and double glazing throughout. Positioned on a pedestrianised walkway, and set back behind private gates for the occupiers of this row of houses. As you enter into the property through the composite entrance door you come into the hallway area that provides staircase to the first floor with a partly tiled cloakroom underneath comprising WC and vanity sink unit.

To the front of the property is the fully integrated breakfast kitchen which provides space for table and chairs and is complete with wall and base level units with complimentary work surfaces and matching up-stand. Integrated kitchen appliances include oven and gas hob with extractor, with an integrated fridge and freezer and washing machine, whilst also housing the central heating boiler. At the rear of the property stretching across the full width of the property is a wonderful lounge area which has patio doors leading out to the landscaped rear garden.

The first floor has a light and spacious landing area providing access to two generously sized double bedrooms, both with full width walk-out balconies overlooking the front and rear respectively. The front bedroom has some built-in storage with the rear bedroom providing access to the fully tiled Jack & Jill bathroom which comprises WC, vanity sink unit and bath with a separate shower above.

Outside to the rear garden is a beautifully landscaped garden which features a composite decking surrounding a central lawn area, with beautifully planted borders and a fence and brick wall boundary with rear gated access leading out to the private secure parking area.

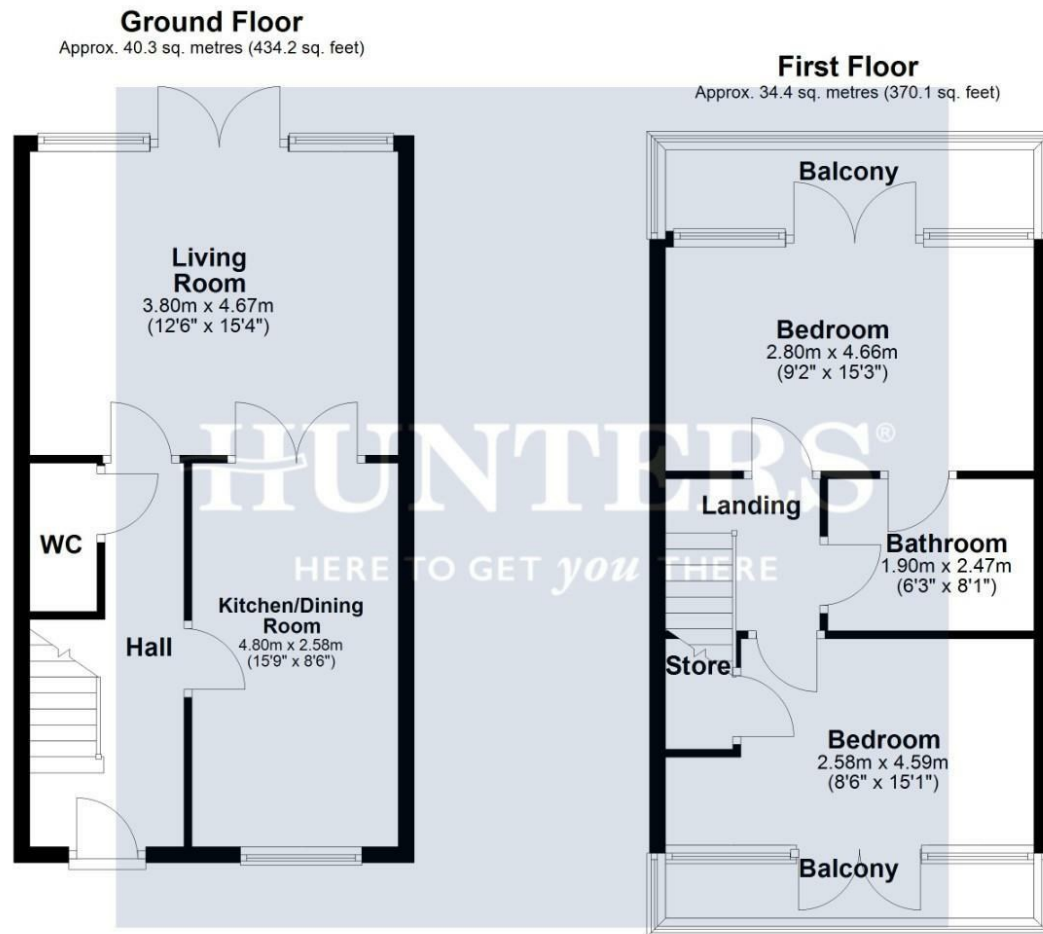


# Langley Walk, , Birmingham, B15 2EN



The property is situated within Birmingham City Centre in the popular Park Central Development, ideally positioned for access to both Five Ways Train Station and Grand Central Station. The apartment is ideal for commuters in and out of the city or for the

local universities and anyone working in and around the City Centre. The property also provides convenient access to the array of shops, bars and restaurants in the well renowned Birmingham landmarks such as The Cube, Mailbox, Bull Ring and Grand Central Developments.



Total area: approx. 74.7 sq. metres (804.2 sq. feet)

**18 Langley Walk, Birmingham**

**Viewings**

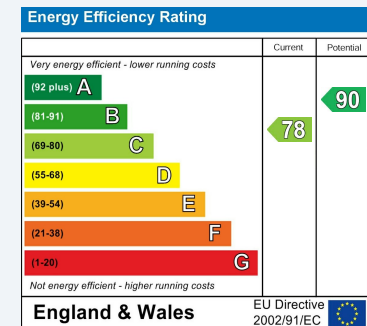
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.