



16 Langwood Court, Birmingham, B36 9DN

£145,000

This well presented first floor flat situated in Castle Bromwich village briefly comprises hallway, lounge, kitchen, utility area, two double bedrooms and bathroom. There is double glazing and central heating both where specified. The property also benefits from a garage and communal gardens and parking. Call Now to View

Approach

Via a secure intercom system



Hallway

Built in storage cupboard, radiator and ceiling light point.

Lounge

15'4 x 11'11 (4.67m x 3.63m)

Double glazed window to rear, radiator and ceiling light point.



Kitchen

10'11 x 6'11 (3.33m x 2.11m)

Having a range of wall, base and drawer units, sink unit with drainer and mixer tap, electric hob with cooker hood over, oven, space for white goods, radiator, double glazed window to rear and ceiling light point.



Utility Area

Double glazed window to rear, space for white goods, waste disposal chute, wall mounted central heating boiler, radiator and ceiling light point.



Bedroom One

15'4 x 10'11 (4.67m x 3.33m)

Double glazed window to front, radiator and ceiling light point.



Bedroom Two

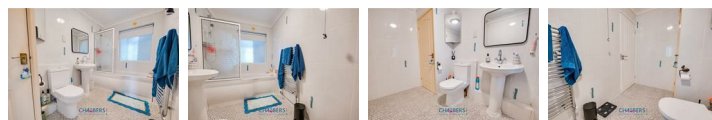
11'2 x 8'9 (3.40m x 2.67m)

Double glazed window to front, rad and ceiling light point.



Bathroom

Panelled bath with shower over, low level w/c, wash hand basin, radiator and ceiling light point.



Garage En Block

15'1 x 7'10 (4.60m x 2.39m)

Up & over door to front

Communal Gardens & Parking

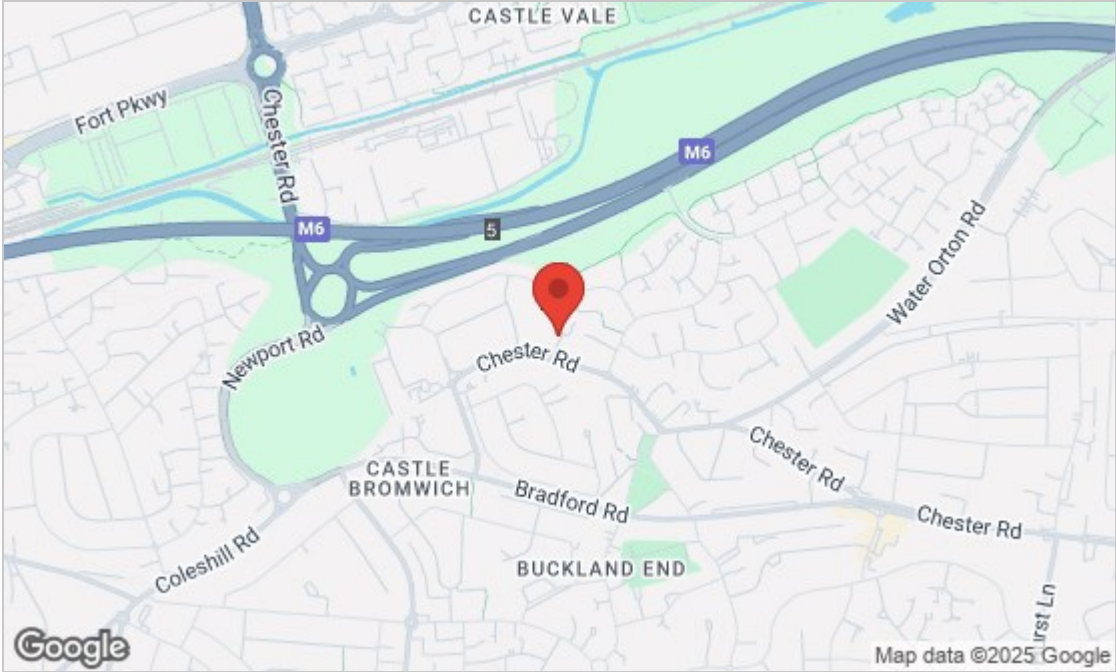
Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B

EPC Rating - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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