



## 30 Langwood Court, Birmingham, B36 9DN

### £150,000

This first floor apartment situated in Castle Bromwich village briefly comprises lounge, kitchen, utility area, two double bedrooms and bathroom. The property also benefits from having a garage in separate block and also has communal gardens.



## Approach

Via a secure intercom system



## Hallway

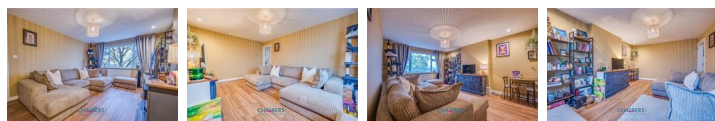
Storage cupboard, radiator and ceiling light point.



## Lounge

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

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



## Kitchen

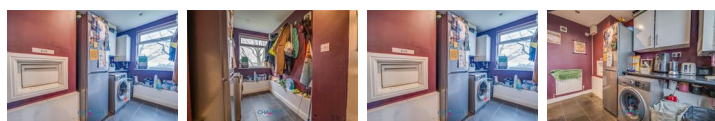
10'11 x 6'11 (3.33m x 2.11m)

Double glazed window to rear, wall, base and drawer units, sink unit with drainer and mixer tap, integrated oven and electric hob with extractor hood over, radiator and spot lights to ceiling.



## Utility Area

Window to rear, wall mounted central heating boiler, space for white goods, garbage shoot, radiator and ceiling light point.



## Bedroom One

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

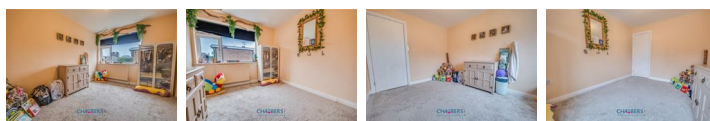
Double glazed window to front, radiator and ceiling light point.



## Bedroom Two

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

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



## Bathroom

Panelled bath, separate shower cubicle, low level w/c, pedestal hand wash basin, heated towel rail and spot lights to ceiling.



## Garage En Bloc

## Communal Gardens and Parking

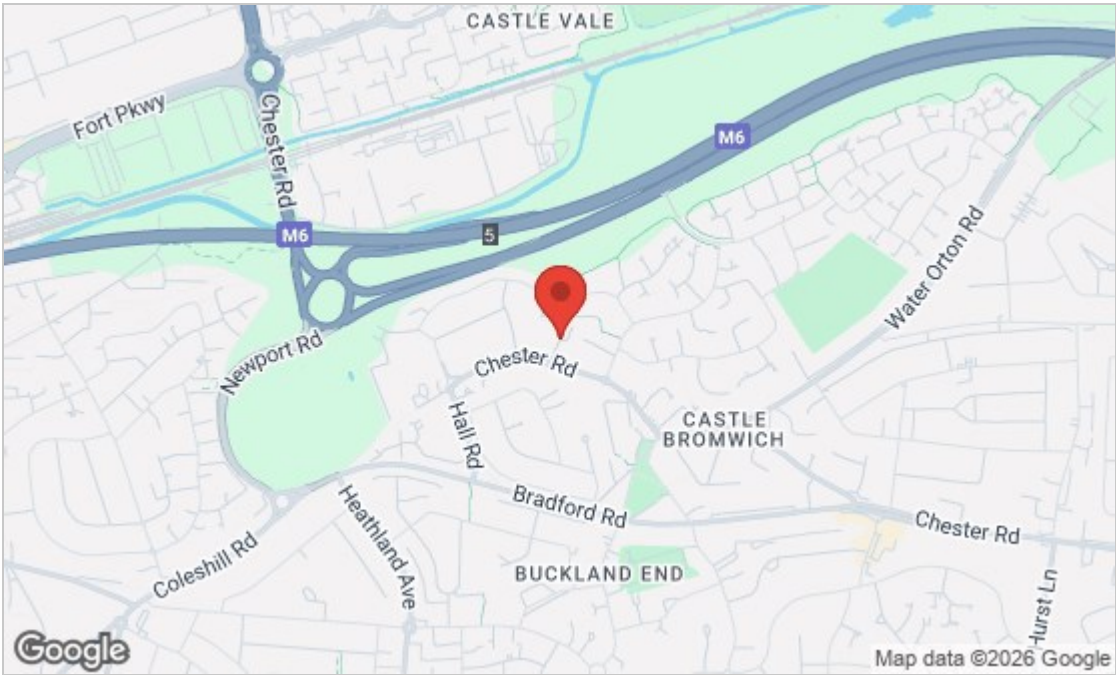
Fully Maintained communal gardens and parking area.

## 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 - D



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.