



Langwood Court, Birmingham



Property Description

Burchell Edwards are delighted to present two-bedroom upper floor flat, situated in the popular location of Castle Bromwich (B36). This property will be sold with no upward chain and makes an ideal first time buy or investment.

Briefly consisting of a lounge, kitchen, two double bedrooms and a bathroom, with communal off-road parking for residents.

The location is perfect as it sits amongst local shops and amenities, frequent transport links including the M42/M6 motorways.

We recommend viewing early to appreciate the space and accommodation available.

Entrance Hall

Carpet flooring, ceiling light point, central heating radiator.

Lounge/Diner

Double glazed window to rear elevation, feature fireplace. Carpet flooring, ceiling light point, central heating radiator.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, four ring gas hob, incorporated oven and grill, central heating radiator and ceiling light, tiling to splash prone areas and tiled flooring.

Utility Room

Double glazed window to rear elevation, tiled flooring, ceiling light point, a range of wall and base units, central heating radiator.

Bedroom One

Double glazed window to front elevation, ceiling light point, central heating radiator, carpet flooring.

Bathroom

Shower cubicle, W.C, wash hand basin, heated towel rail, bath, tiling to splash prone areas and vinyl flooring, store cupboard and spotlights.

Bedroom Two

Double glazed window to front elevation, ceiling light point, central heating radiator, carpet flooring.









Total floor area 90.8 m² (977 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: B

Service Charge:
 1996.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW211397

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW211397 - 0005