



Langleys Road, Birmingham B29 6HR

welcome to

Langleys Road, Birmingham

*****This outstanding Semi-Detached property combines space, comfort, and outdoor beauty, making it an exceptional opportunity for families seeking their forever home. Viewings are highly recommended to appreciate this stunning spacious property *****

Agent Note

This property is council tax band D.

Entrance Porch

Step into porch, front door to entrance hallway.

Entrance Hallway

Stairs to first floor, storage cupboard, doors to living room and kitchen.

Living/Dining Room

24' 4" x 12' (7.42m x 3.66m)

Double glazed bay window to front, through lounge into conservatory, feature brick built fireplace with inset fire, laminate flooring, ceiling & wall light connection, central heating radiator.

Conservatory

11' 10" x 8' 6" (3.61m x 2.59m)

Double glazed window surround, double doors to rear garden.

Kitchen

17' x 14' 1" (5.18m x 4.29m)

Double glazed window to rear, l-shaped, storage cupboard, access to utility room, tiled floor, ceiling spotlights, central heating radiator, range of wall & base units with drawers and worktops over, space for large range cooker, cooker hood over, space for undersurface fridge & freezer, plumbing for washing machine & dishwasher, sink & drainer with mixer tap, tiling to splash-prone areas.

Utility Room

10' 8" x 9' 9" (3.25m x 2.97m)

Double glazed window to front, ceiling light connection, space for large fridge freezer, base units, access via second front door via corridor

Second Front Door

Enter into corridor that leads through to rear garden, access to utility room.

Landing

Door to the three bedrooms and shower room.

Bedroom 1

13' 10" Into bay. x 12' (4.22m Into bay. x 3.66m)

Double glazed bay window to front, carpet, central heating radiator, ceiling light connection.

Bedroom 2

12' 11" x 11' 11" (3.94m x 3.63m)

Double glazed window to rear, carpet, central heating radiator, ceiling light connection.

Bedroom 3

7' 4" x 6' 2" (2.24m x 1.88m)

Double glazed window to front, carpet, central heating radiator, ceiling light connection.

Shower Room

8' 2" x 6' 3" (2.49m x 1.91m)

Double glazed frosted window to rear, lino flooring, wall mounted heater, ceiling light connection, shower cubical with glass doors, low level flush w/c, wash hand basin with storage beneath, tiled to splash-prone areas, wall mounted cabinet with mirror to front.

Front Garden

Fully tarmaced driveway, small hedges on either side of drive.



Rear Garden

Large paved patio area, fully fenced for privacy, beautifully maintained, 2 steps down to first lawn area, path up the one side of lawn, a range of flowers and shrubbery, further lawn area with shed at the end of the garden.



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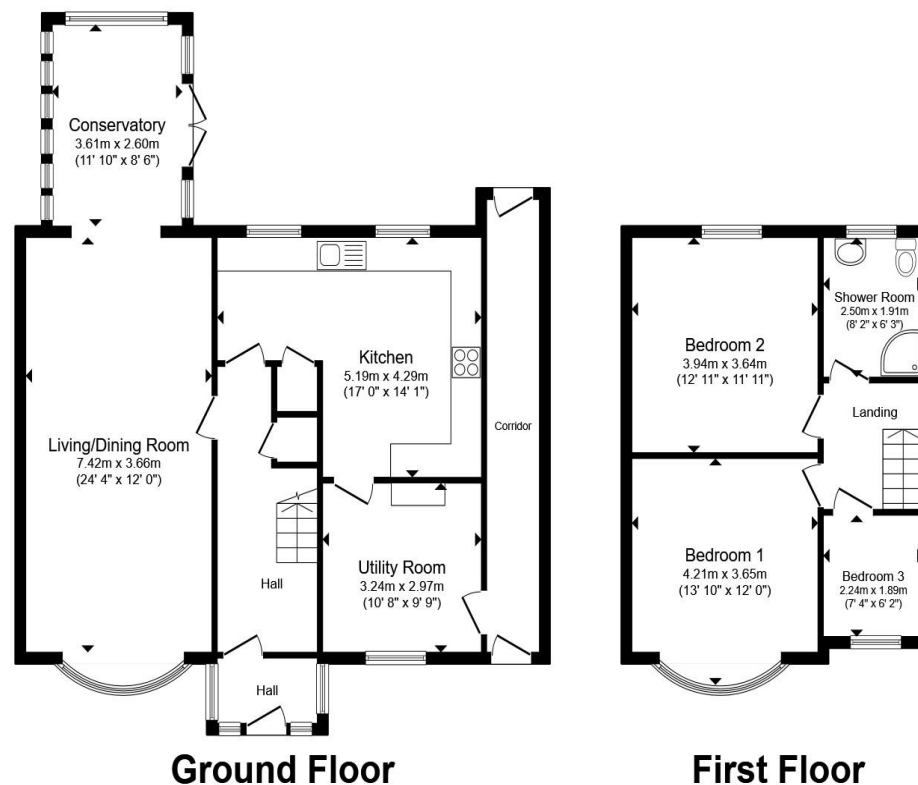
- Large driveway
- Double glazing throughout
- Gas central heating
- Quiet residential location
- Close proximity to local amenities, reputable schools, and transport links

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in excess of

£480,000



Total floor area 132.0 m² (1,421 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

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Property Ref:
HBN112249 - 0003

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