

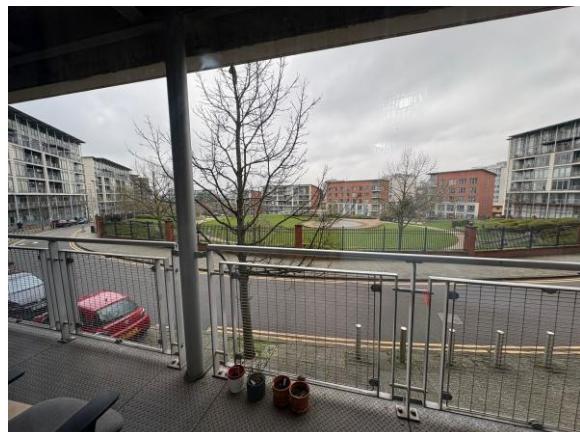
**Langley Walk, Birmingham B15 2EN**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

## **Langley Walk, Birmingham**

\*\*\*TWO-BEDROOM CITY CENTRE APARTMENT\*\*\*LARGE PRIVATE BALCONY\*\*\*EN-SUITE OFF MASTER BEDROOM\*\*\*OPEN PLAN KITCHEN LIVING ROOM\*\*\*ALLOCATED PARKING\*\*\*VIEWING IS ESSENTIAL\*\*\*



**Agent Note**

This property is council tax band B.

**Entrance**

Communal entrance into building, apartment located on first floor.

**Entrance Hallway**

Doors to all rooms in the apartment.

**Lounge**

13' 7" x 10' 5" ( 4.14m x 3.17m )

Double glazed window & door to balcony, central heating radiator, ceiling light points, carpet, opening to kitchen.

**Kitchen**

10' 5" x 5' 9" ( 3.17m x 1.75m )

Range of wall & base units with drawers and worktops over, integrated oven and hob with extractor fan over and stainless-steel splashback behind hob, tiled floor, stainless steel sink & drainer with mixer tap over.

**Balcony**

Private open balcony.

**Bedroom 1**

13' 5" x 9' 9" ( 4.09m x 2.97m )

Double glazed door & window to balcony, ceiling light point, carpet, en-suite.

**En-Suite**

Tiled floor & to splash-prone areas on the walls, shower cubical with glass doors, wash hand basin with mixer tap, low level flush w/c, heated towel rail.

**Bedroom 2**

12' x 9' 7" ( 3.66m x 2.92m )

Double glazed door to balcony, ceiling light point, carpet.

**Bathroom**

Tiled floor & to splash-prone areas on the walls, bath with shower curtain, wash hand basin with mixer tap, low level flush w/c, heated towel rail.

**Outside**

Large communal grounds, beautifully kept, with benches, pathways and lawns.



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## Langley Walk, Birmingham

- Modern City Centre Apartment
- Two Double Bedrooms
- En-suite off Master Bedroom
- Large Private Balcony
- Secure Intercom Access

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2978.00

Ground Rent: 250.00

fixed price

**£220,000**



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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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Property Ref:

HB112201 - 0003

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