

LEGAL READY

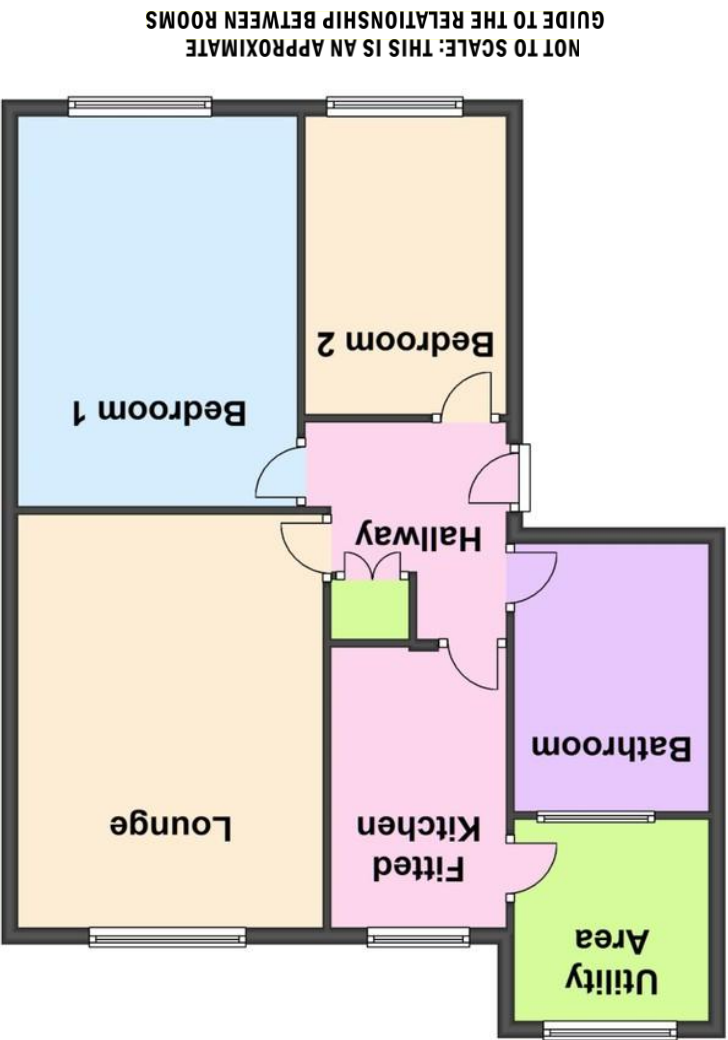
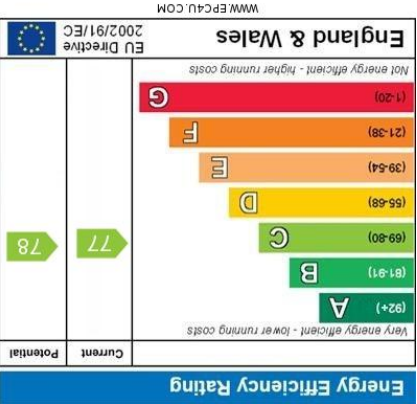
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyancer.



Castle Bromwich | 0121 241 1100



- A WELL PRESENTED FIRST FLOOR FLAT
- SPACIOUS LIVING ROOM
- FITTED KITCHEN WITH UTILITY OFF
- TWO GOOD SIZED BEDROOMS
- WELL APPOINTED BATHROOM



Langwood Court, Chester Road, Castle Bromwich,
Birmingham, B36 9DN

£150,000



Property Description

LEASE EXTENSION ON COMPLETION - This well presented first floor flat occupies this popular residential location close to local amenities including local schools and shops with public transport on hand and transport links into both Birmingham City Centre and motorway connections. The spacious accommodation briefly comprises: - Communal entrance hallway with security entry system, reception hallway, spacious living room, kitchen with utility room off, two good sized bedrooms and well appointed bathroom. Outside the property is set in well kept communal grounds with residents parking and there is a garage in a separate block. **INTERNAL VIEWING OF THIS SUPERB PROPERTY IS RECOMMENDED WHICH IS AVAILABLE WITH NO UPWARD CHAIN.**

OUTSIDE To the front the property is set in well kept communal grounds with residents parking bays, well kept communal gardens.

COMMUNAL ENTRANCE HALL Approached via security entry system with stairs off to first and second floor apartment.

Flat 16 is situated on the first floor.

ENTRANCE HALLWAY Being approached via leaded effect double glazed entrance door with security entry telephone system, useful built-in cloaks storage cupboard, coving to ceiling, radiator and doors leading off to all rooms.

LIVING ROOM 15' 4" x 11' 11" (4.67m x 3.63m) Focal point of the room is a feature fireplace with wooden surround with marble effect back and hearth, coving to ceiling, radiator and double glazing window with great views over landscaped communal gardens.

FITTED KITCHEN 10' 11" x 6' 11" (3.33m x 2.11m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with chrome mixer tap and tiled splash back surrounds, fitted halogen hob with extractor hood set in canopy above, built-in double oven beneath, space for fridge, radiator, laminate flooring, double glazed windows to rear and door leading through to utility area.

UTILITY AREA 10' 11" x 7' 3" (3.33m x 2.21m) Having a range of fitted units, space and plumbing for washing machine and further appliances, waste disposal chute, radiator, wall mounted gas central heating boiler and double glazed window to rear elevation.



BEDROOM ONE 15' 4" x 10' 11" (4.67m x 3.33m) Having radiator and double glazed window to front, a range of fitted bedroom furniture comprising two bedside cabinets, three double wardrobes with cabin style storage cupboards above with shelving and hanging rail and further useful built-in storage cupboard.

BEDROOM TWO 11' 2" x 8' 9" (3.4m x 2.67m) With double glazed window to front and radiator.

BATHROOM Being well appointed with a white suite comprising shaped panelled bath with chrome mixer tap with mains fed shower over and fitted shower screen, pedestal wash hand basin with chrome mixer tap, low flush wc, full complimentary tiling to walls, fitted extractor fan, chrome ladder heated towel rail, useful built-in storage cupboard and internal double glazed windows through to utility area.

OUTSIDE The property is set in well kept communal lawned gardens with pathways and communal areas.

AGENTS NOTE We are currently advised by the vendor that the property has 52 years remaining on the lease, however the vendor is going to extend the lease on completion. The current service charge is running at £820 per six months which includes the maintenance of the communal areas, window cleaning, gardening, building insurance and general maintenance. The ground rent is £40 per annum.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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