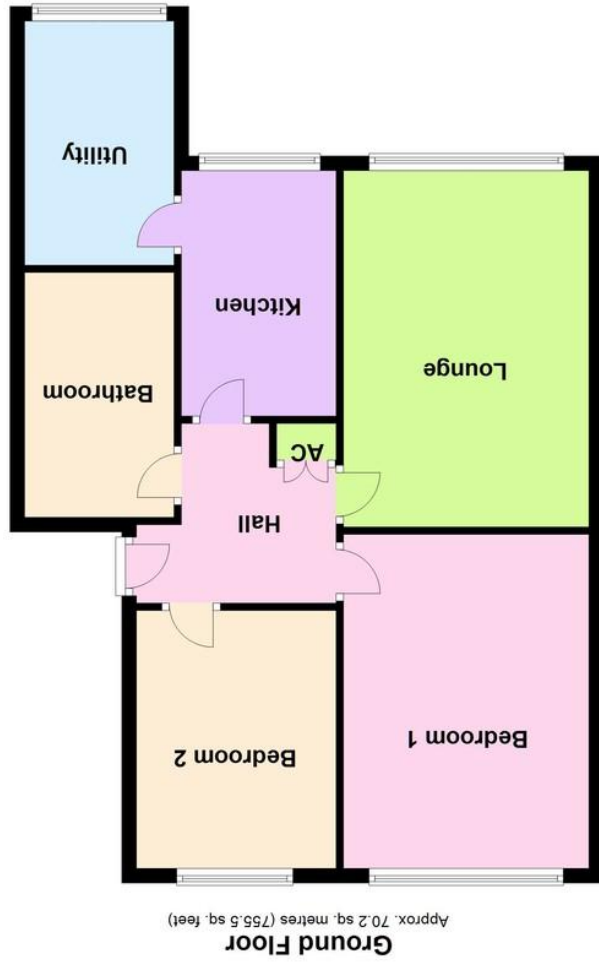


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 70.2 sq. metres (755.5 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanUp.



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 Conveyor.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Potential	Current
82 B	74 C

Castle Bromwich | 0121 241 1100

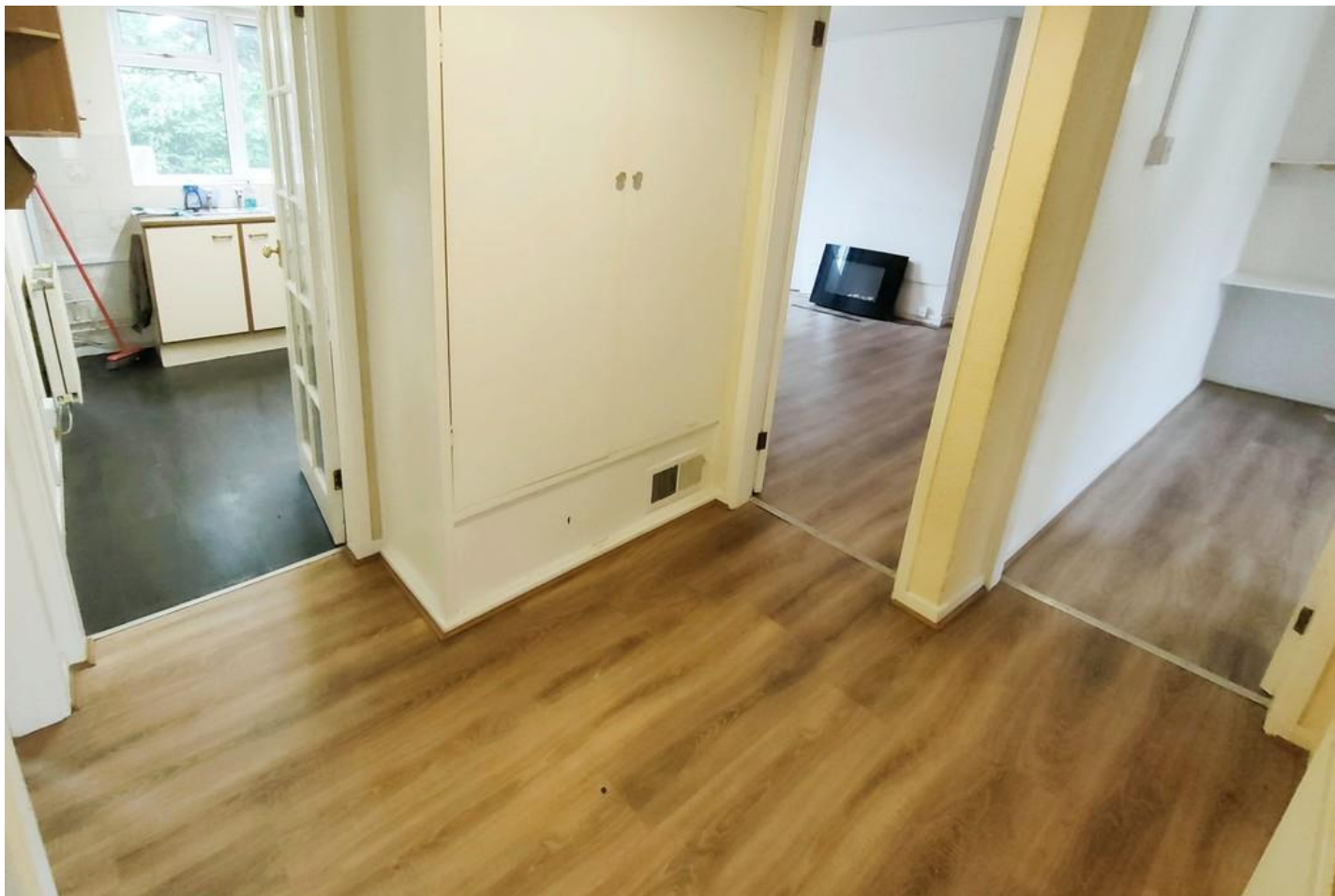


- SPACIOUS TWO BEDROOM APARTMENT
- SEPARATE GARAGE
- UTILITY ROOM
- SPACIOUS MODERN BATHROOM
- TWO DOUBLE BEDROOMS



Langwood Court, Castle Bromwich,
 Birmingham, B36 9DN

£150,000



Property Description

Fantastic opportunity to acquire this spacious first floor two bedroom apartment in a sought after location, ideal first time buyer property or even someone downsizing would benefit. The property comprises of spacious lounge, kitchen with utility area, spacious bathroom with back to wall furniture, two double bedrooms and separate garage. Ideally located in Castle Bromwich with good transport links to Birmingham, Birmingham Airport and Resorts World, Schools within 0.8 mile to Parkhall Academy and local shops and other amenities within 0.6 mile. Do not miss out on this opportunity, please call Green and Company to arrange a viewing.

Accessed via a secure communal door into communal hallway with stairway leading to first floor apartment.

HALL With doors to kitchen, bathroom, lounge, bedrooms and store cupboard, laminate wood effect flooring and radiator and intercom phone system.

LOUNGE 15' 11" x 11' 11" (4.85m x 3.63m) Having laminate wood effect flooring, radiator, electric fire and window overlooking rear communal lawn and greenery.

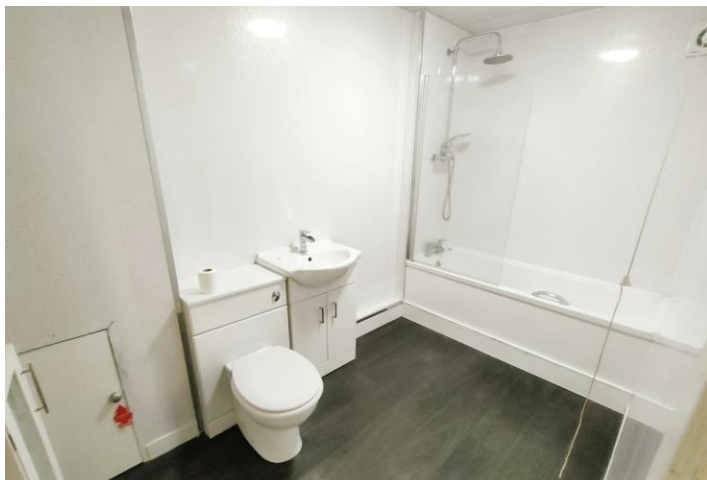
KITCHEN 11' x 6' 8" (3.35m x 2.03m) Comprising wood effect vinyl flooring, wall and base units, worktop, radiator, tiled splashbacks, window to rear and feature ceiling light.

UTILITY AREA 10' 11" x 6' 8" max (3.33m x 2.03m) Having a range of units, worktop, space for fridge, space for washing machine, vinyl flooring and window to rear.

BATHROOM Having a modern feel to it with bath, mixer shower, shower screen, Quartz effect panelled walls and ceilings, back to wall vanity units with wash basin and WC, vinyl wood effect flooring.

BEDROOM ONE 14' 11" x 11' (4.55m x 3.35m) Having laminate wood effect flooring, radiator and window to front and built in wardrobe.

BEDROOM TWO 11' 6" x 8' 10" (3.51m x 2.69m) Having window to front, laminate wood effect flooring and radiator.



SEPARATE GARAGE In garage block to side of property (Not measured). (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Solihull Metropolitan Borough Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone.

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 140years remaining. Service Charge is currently running at £1,826 per annum payable half yearly and is reviewed TBC. The Ground Rent is currently running at £0 and is reviewed TBC. 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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& company

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