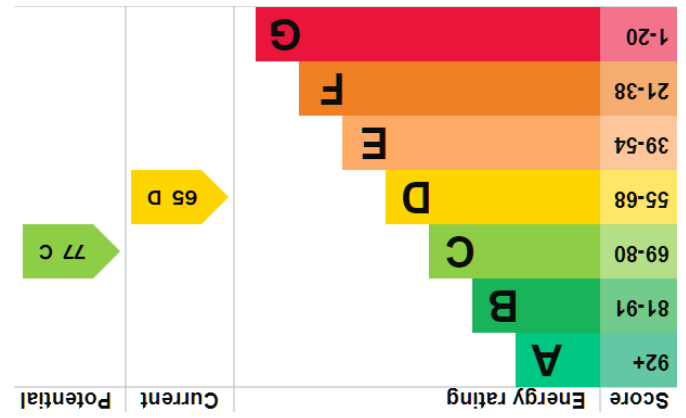


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

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 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.



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

£15,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Fantastic opportunity to acquire this spacious second 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 THIS OPPORTUNITY, please call Green and Company to arrange a viewing.

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

HALL With doors to kitchen, bathroom, lounge, bedrooms one and two, cloaks cupboard, laminate Wood effect flooring, radiator and intercom phone system.

LOUNGE 15' 11" x 12' 2" (4.85m x 3.71m) Having laminate wood effect flooring, radiator and window overlooking rear communal lawn and greenery.

KITCHEN 10' 8" x 6' 3" (3.25m x 1.91m) Comprising gas hob, oven, feature extractor (not connected), wood effect wall and base units, worktop, radiator, feature vinyl flooring, tiled splashbacks, window to rear and feature ceiling light.

UTILITY AREA 11' 2" x 6' 6" max (3.4m x 1.98m) Having a range of wood effect units, worktop, space for fridge, space for washing machine, tiled floor and window to rear.

BATHROOM Having a modern feel to it with P Shaped bath, mixer shower, shower screen, tiled walls including mirror, back to wall vanity units with drawers and wash basin and WC, shaver point, heated towel rail, tiled flooring and spot lights to ceiling.

GARAGE Separate 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

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 151 years remaining. Service Charge is currently running at £1826 annually and is reviewed TBC. The Ground Rent is currently running at £150 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.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100