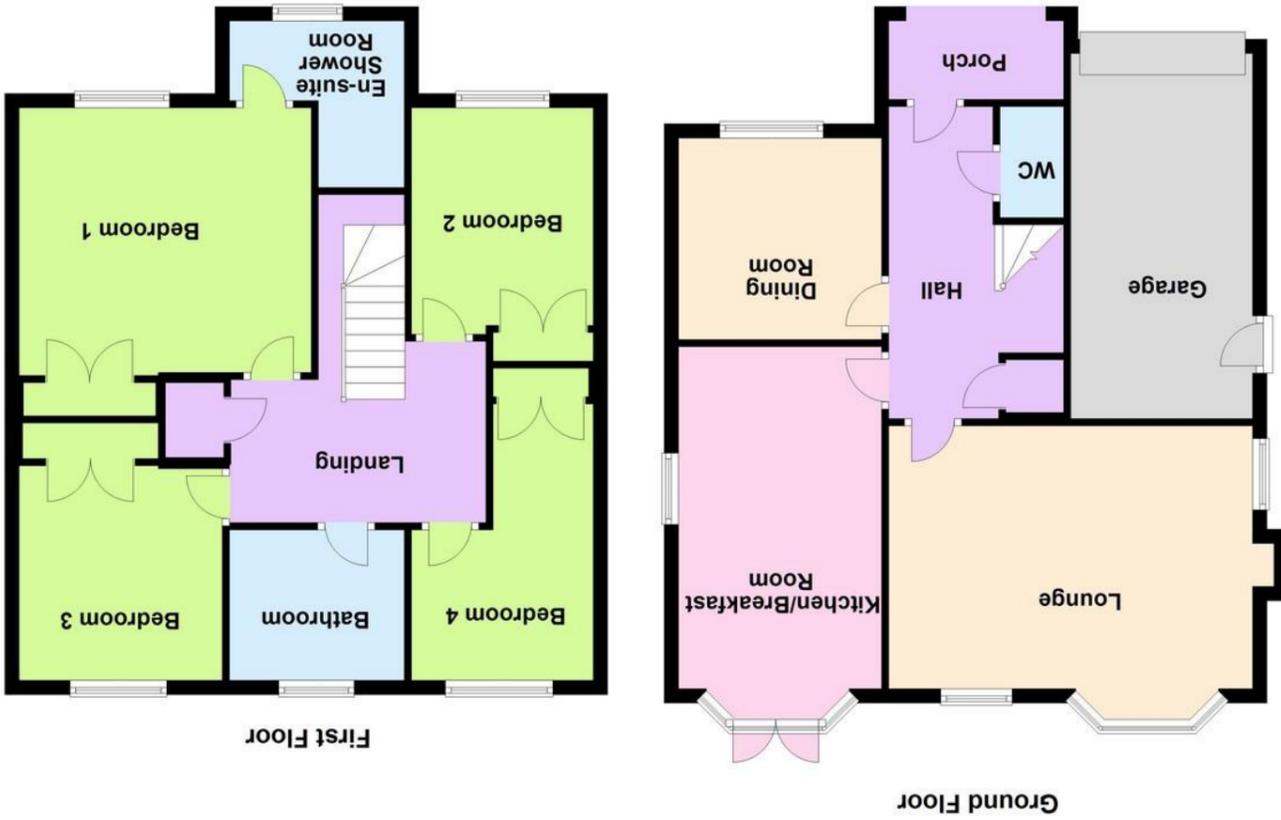
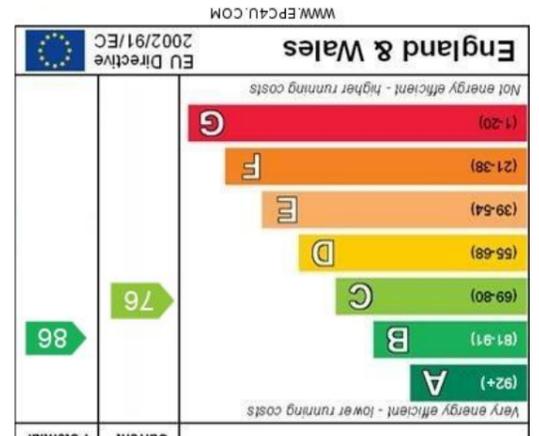


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991



- BEAUTIFULLY PRESENTED MODERN STYLE PROPERTY
- GUEST CLOAKROOM
- FOUR DOUBLE BEDROOMS
- ENTRANCE HALLWAY
- COMPREHENSIVELY FITTED BREAKFAST/KITCHEN
- MASTER BEDROOM WITH EN SUITE

18 Langley Park Way, Sutton Coldfield, Birmingham, B75 7NX

Offers Over £500,000



Property Description

Green and Company are delighted to present for sale this beautifully presented freehold detached residence, located on a very popular residential development of modern style houses, the interior of this house has been enhanced throughout and includes entrance hall, living room, separate dining room, comprehensively fitted breakfast/kitchen, guest cloakroom, under stairs storage. To the first floor are three double bedrooms, plus a master with ensuite, luxury family bathroom. Outside there is a resin bond driveway with gated access to both sides of the property, driveway providing ample parking for multi vehicles and access to the garage. To the rear there is a well maintained garden, with patio area and steps leading up to the rest of the garden, which is mainly laid to lawn, with an array of planted flower beds. Viewing is essential to appreciate all that is on offer.

HALLWAY Having engineered wood flooring, staircase leading from hallway to landing with glass, panelled balustrade,.

BREAKFAST/KITCHEN 15' 07" x 9' 02" (4.75m x 2.79m) Integrated wine cooler, combination microwave oven and grill, slimline integrated dish washer, integrated washing machine, induction hob, double glazed window to the side, double glazed patio doors to the rear and two double glazed windows over looking the rear garden, spot lights to ceiling, modern feature wall radiator, tiled flooring, range of wall and base units with work top surfaces over incorporating a one and a half bowl sink unit.

LIVING ROOM 16' 09" x 11' 09" (5.11m x 3.58m) With double glazed bay window to the rear, additional double glazed windows to the rear and to the side, with engineered wood flooring, radiator.

DINING ROOM 9' 02" x 9' 02" (2.79m x 2.79m) Having radiator, double glazed window to the front, engineered wood flooring.

GUEST CLOAKROOM 5' 09" x 2' 11" (1.75m x 0.89m) Double glazed obscure window to the front, low flush WC, radiator and wash hand basin.

LANDING Doors off to bedrooms and bathroom access to loft being part boarded with loft ladder, light and power.

MASTER BEDROOM 13' 01" x 12' 09" (3.99m x 3.89m) With double fitted wardrobes, double glazed window to the front and radiator. Door leading off to en suite.

EN SUITE 9' 00" x 8' 00" (2.74m x 2.44m) Walk in double shower, low level WC, wash hand basin, radiator and obscure double glazed feature arch window to the front.



BEDROOM TWO 12' 10" x 8' 10" (3.91m x 2.69m) Having double glazed window to the front, radiator and fitted double wardrobe.

BEDROOM THREE 11' 10" x 8' 11" (3.61m x 2.72m) Double glazed window to the rear, double fitted wardrobe, radiator.

BEDROOM FOUR 9' 00" x 8' 09" (2.74m x 2.67m) Double glazed window to the rear, radiator, fitted wardrobe.

FAMILY BATHROOM 7' 10" x 6' 09" (2.39m x 2.06m) Double heated towel rail, double glazed obscure window to the rear, panelled bath with shower over, low level WC, vanity wash hand basin and fully tiled walls and floor, spot lights to the ceiling.

GARAGE 16' 09" x 8' 05" (5.11m x 2.57m) Having an electric roller garage door, UPVC pedestrian door leading out to garden, housing a combi-boiler and a range of wall and base units offering additional storage, light and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE In the rear garden there are electric power points, outside cold water tap and two gated entrances.

Council Tax Band E Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. 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 Solicitor or Surveyor. Please note that all measurements are approximate.

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