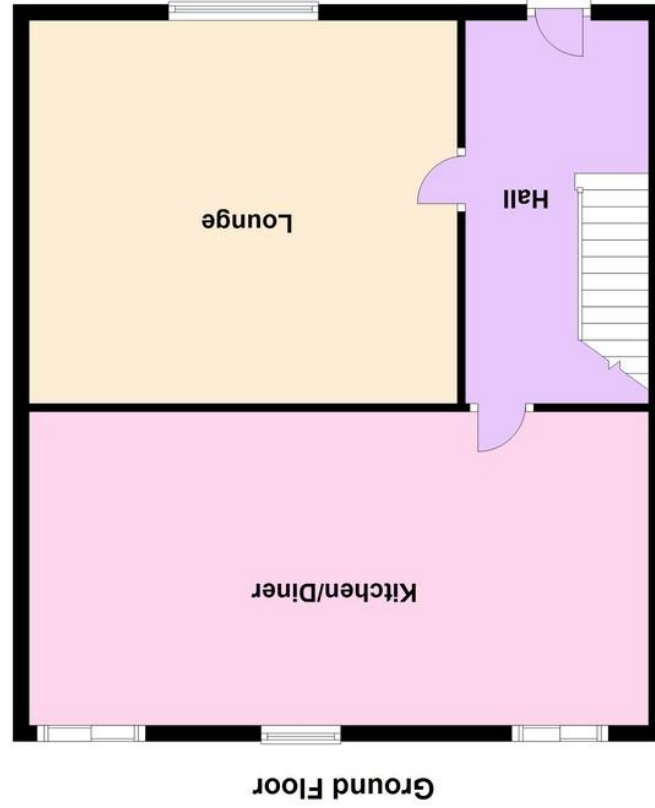
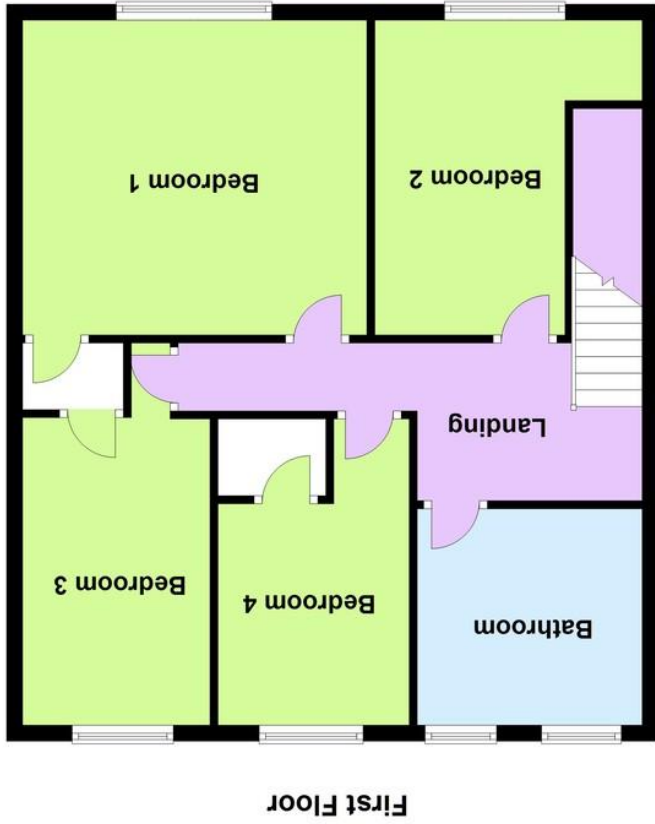
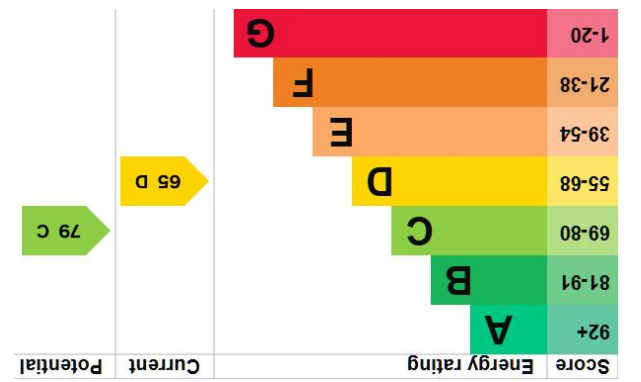


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE



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.
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 Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL MID TERRACE FAMILY HOME
- FOUR BEDROOMS
- KITCHEN DINER
- LOUNGE
- GOOD SIZED GARDEN
- PRIME LOCATION



Langdale Road, Great Barr, Birmingham, B43 5RB

Offers Over £260,000



Property Description

Introducing a splendid mid terraced property, ideally suited for families and couples alike, now on the market and ready for viewing. Kept in good condition, this property is a gem, boasting a unique assortment of features that combine comfort and functionality.

The heart of the property is an open-plan reception room, adorned with large windows that flood the room with natural light, creating an inviting atmosphere for relaxation and entertainment. The kitchen, another highlight of this property, is a diner-style space with granite countertops that add a touch of elegance and sophistication. Natural light pours into the kitchen, further enhancing the dining space and making meal times a delight.

The property offers an impressive four bedrooms, three of which are doubles, and one single, offering ample space for a growing family or for hosting guests. The bathroom comes complete with a bathtub and shower, providing a touch of luxury to your daily routine.

Convenience is another major selling point of this property. It is ideally located with easy access to public transport links, local amenities, and nearby schools, making it perfect for those seeking a balance of tranquility and urban living.

This property is a rare find, offering the potential buyer a blend of space, comfort, and convenience. Its unique features, coupled with its desirable location, make it a perfect choice for those seeking a home that caters to both their needs and lifestyle. Schedule your viewing today and discover the potential of this beautiful terraced property. Don't miss out on this opportunity to find your dream home.

HALLWAY Having ceiling light point, radiator and understairs storage.

LOUNGE 15' 2" x 12' 6" (4.62m x 3.81m) Having ceiling light point, window to front, radiator, electric fireplace and laminate flooring.

KITCHEN/DINER 22' 0" x 11' 8" (6.71m x 3.56m) Having tiled flooring to kitchen area and laminate flooring to the dining area, three ceiling light points, wall and base units, sink, window to rear, patio doors to rear, space for washing machine, space for dishwasher, boiler and two radiators.

LANDING With ceiling light point, radiator, storage cupboard and doors to bedrooms and bathroom.

BEDROOM ONE 14' 8" x 10' 4" (4.47m x 3.15m) With laminate flooring, ceiling light point, window to front, storage cupboard and radiator.

BEDROOM TWO 10' 8" x 9' 0" (3.25m x 2.74m) Having ceiling light point, radiator, window to rear and storage cupboard.

BEDROOM THREE 11' 2" MAX x 10' 4" (3.4m x 3.15m) Having ceiling light point, window to front, radiator and over stairs storage cupboard.

BEDROOM FOUR 8' 4" x 8' 0" (2.54m x 2.44m) Having ceiling light point, radiator and window to rear.

BATHROOM 8' 0" x 6' 10" (2.44m x 2.08m) Having tiled walls and floor, ceiling light point, radiator, two windows to rear, bath, shower cubicle, sink and WC.

OUTSIDE To the rear is paved patio area leading to lawn area, metal garden shed and access to shared alley.



Council Tax Band B Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 69Mbps. Highest available upload speed 16Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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.

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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