

360°
VIRTUAL TOUR

ONLINE
VIEWING

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LETTINGS AND SALES



Langdon Walk, South Yardley, Birmingham B26 1EL
£119,995

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LETTINGS AND SALES

*****NO CHAIN - IDEAL FOR FIRST TIME BUYERS AND INVESTORS***** A well presented two double bedroom first floor apartment on a popular development close to local amenities. Benefiting from double glazing, warm air heating, spacious lounge/diner, modern fitted kitchen with integrated electric hob and oven and a part tiled bathroom with white suite to include bath with electric shower over and separate W/C. Additional benefits include built in wardrobes to both bedrooms, spacious built in storage cupboard and communal gardens with storage shed.

Hallway
20'4" x 5'0" (6.20m x 1.52m)

Carpeted inner hallway with access to all rooms and spacious built in storage cupboard.

Kitchen
10'6" x 7'3" (3.20m x 2.20m)

Double glazed window to rear with views of gardens, modern fitted kitchen with range of wall and base units, pantry cupboard and integrated electric hob and oven.

WC
2'7" x 5'6" (0.80m x 1.68m)

Double glazed window to rear with privacy glass, part tiled room with W/C

Bathroom
4'5" x 5'6" (1.35m x 1.68m)

Double glazed window to rear with privacy glass, part tiled with bath and electric shower over and sink.

Lounge/Diner
11'2" x 23'11" (3.40m x 7.30m)

Spacious lounge/diner with double glazed windows to front and rear allowing for plenty of natural light.

Bedroom 1
9'9" x 12'10" (2.96m x 3.90m)

Double glazed window to front, large double carpeted bedroom with built in wardrobes with sliding glass doors.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Bedroom 2
10'4" x 12'10" (3.15m x 3.90m)

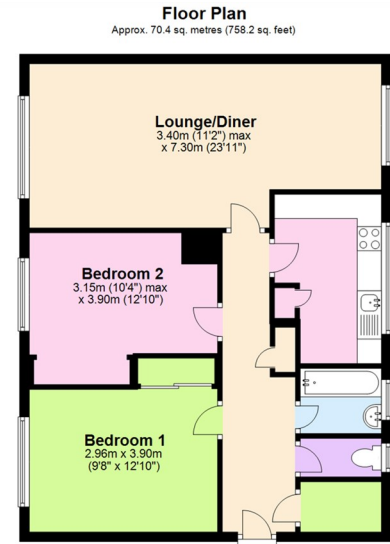
Double glazed window to front with open storage cupboards and carpet.

Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

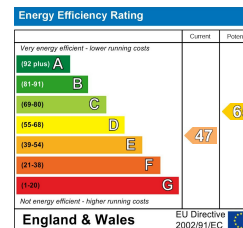
Viewings

Viewings are strictly by appointment only via Archer Bassett.



Total area: approx. 70.4 sq. metres (758.2 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



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