



Langstone Road, Warstock

Offers Around £180,000

- DRIVEWAY
- HALLWAY
- KITCHEN
- TWO DOUBLE BEDROOMS
- REAR GARDEN & GARAGE
- PORCH
- LOUNGE
- GUEST WC
- FIRST FLOOR BATHROOM
- NO UPWARD CHAIN

This traditional, semi detached house is situated in this convenient location.

There are local shops on Prince of Wales Lane or alternatively at Yardley Wood centre on the junction of Yardley Wood Road. Nearby at the Maypole there is a Sainsburys Superstore and other shopping facilities on the retail park.

Local bus services operate via Yardley Wood Road giving access to Shirley, Solihull, Maypole, Kings Heath and the City of Birmingham.

An ideal location therefore for this semi detached house which is set back from the road side with a shared drive to the side and paved frontage from where a double glazed door opens to the

PORCH

Having double glazed entrance door leading to

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing and door to

LOUNGE

17'2" into bay x 13'10" max (5.23m into bay x 4.22m max)



Having double glazed bay window to front aspect, ceiling light point, central heating radiator, doors off to under stair storage and

KITCHEN

9'5" x 14'1" (2.87m x 4.29m)



Having two double glazed windows to rear aspect, a range of wall and base units with worksurface over incorporating stainless steel sink and drainer, space and plumbing for washing machine, space for cooker and fridge freezer, two ceiling light points, central heating radiator, double glazed door to rear garden and door to

LOBBY

Having ceiling light point and door leading to

GUEST WC

Having double glazed window to rear aspect, low level wc, ceiling light point and central heating radiator

FIRST FLOOR LANDING

having ceiling light point, loft access and doors to the two double bedrooms and bathroom

BEDROOM ONE

10'10" x 17'2" max (3.30m x 5.23m max)



Having double glazed window to front elevation., ceiling light point, central heating radiator, picture rail and storage cupboard

BEDROOM TWO
12'9" x 9'6" (3.89m x 2.90m)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

BATHROOM



Having double glazed window to rear elevation, panel bath, low level wc, pedestal wash hand basin, airing cupboard housing gas central heating boiler, ceiling light point and central heating radiator

OUTSIDE

REAR GARDEN

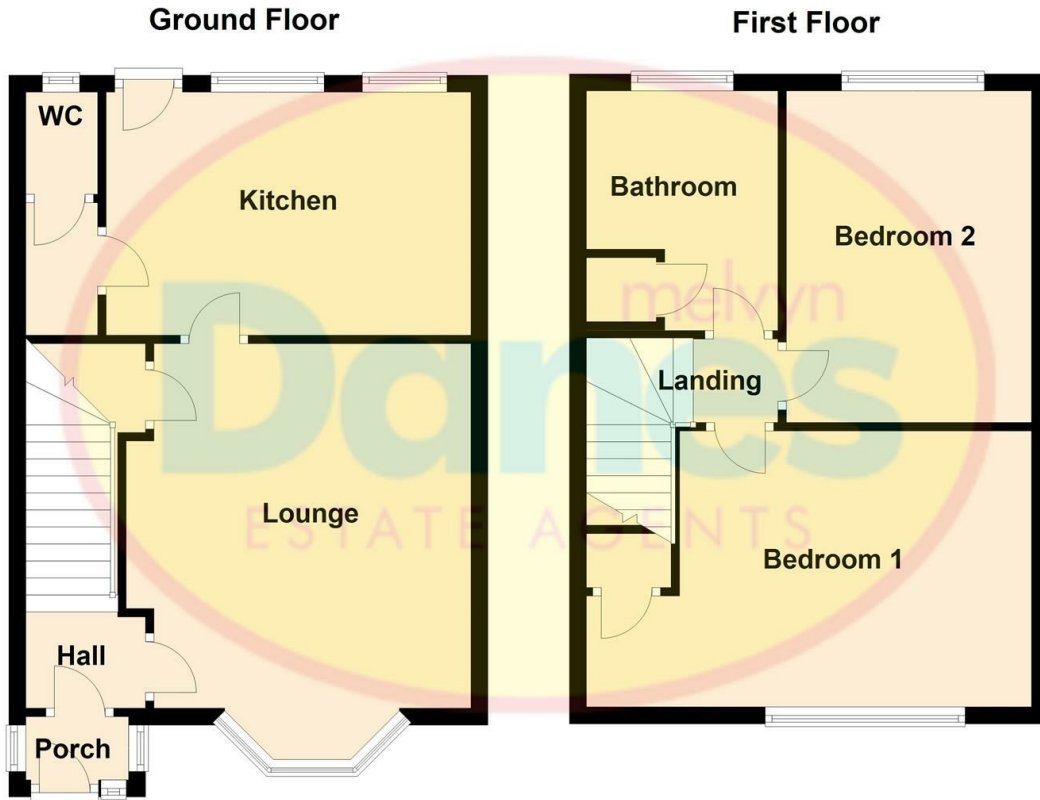


Having paved patio and lawn area and gate to the side giving access to the shared driveway

GARAGE
16'0" x 7'11" (4.88m x 2.41m)

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE: We are advised that the property is Freehold

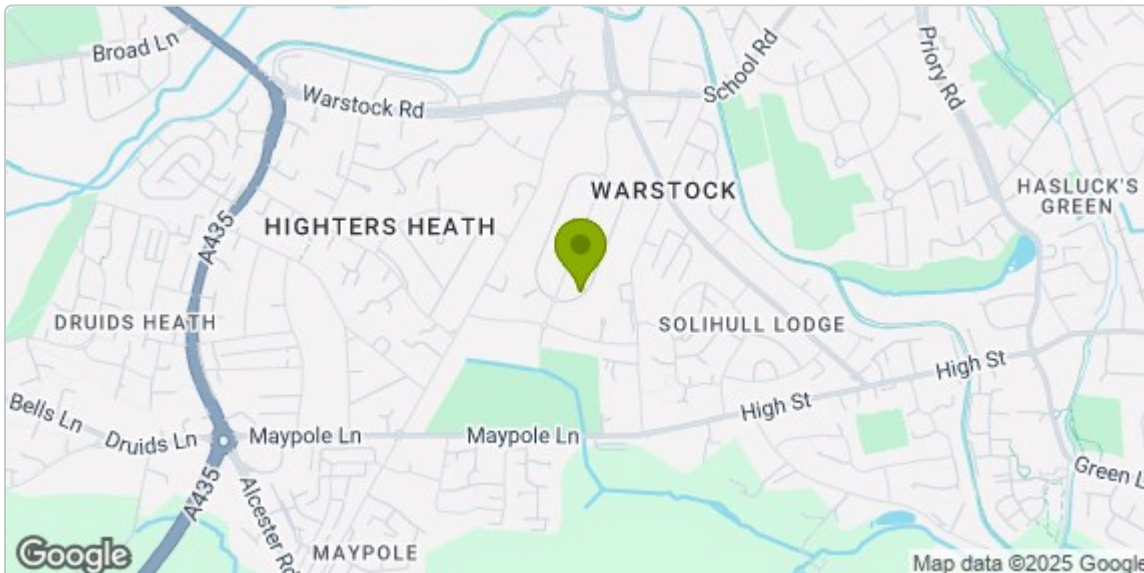
BROADBAND: We understand that the standard broadband download speed at the property is around 13 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 18/12/2024. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on provider (data taken from checker.ofcom.org.uk on 18/12/2024). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:
111 Langstone Road Warstock
Birmingham B14 4QT

Council Tax Band: B

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	62
England & Wales	EU Directive 2002/91/EC

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk