CHAMBERS
ESTATE & LETTING AGENTS

26 Langwood Court, Birmingham, B36 9DN
£120,000

This well presented ground floor flat situated in Castle Bromwich village briefly comprises hallway, lounge, kitchen, utility area, two double bedrooms and bathroom. There is double glazing and central heating both where specified. The property also benefits from a garage Enbloc and communal gardens and parking. Cash Buyers Only!

Approach
Via secure communal entrance.

Hallway
Door to front, storage cupboard, radiator and ceiling light point.

Lounge
11'11 x 16'00 (3.63m x 4.88m)
Double glazed window to rear, feature fireplace, radiator and ceiling light point.

Kitchen
10'10 x 6'10 (3.30m x 2.08m)
Double glazed window to rear wall base and drawer units, cooker point with extractor over, sink with drainer and mixer tap, wall mounted central heating boiler and ceiling light point.

Utility Room
5'0 x 10'11 max (1.52m x 3.33m max)
Double glazed window to rear, door to rear, ceiling light point.

Bedroom One
14'11 x 10'11 (4.55m x 3.33m)
Double glazed window to rear, radiator and ceiling light point.

Bedroom Two
9 x 11'7 (2.74m x 3.53m)
Double glazed window to front, radiator and ceiling light point.

Bathroom
Double glazed window to utility, panelled bath with shower over, pedestal hand wash basin, low level W/C, airing cupboard and ceiling light point.

Communal Gardens

Garage Enbloc
Up and over door.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

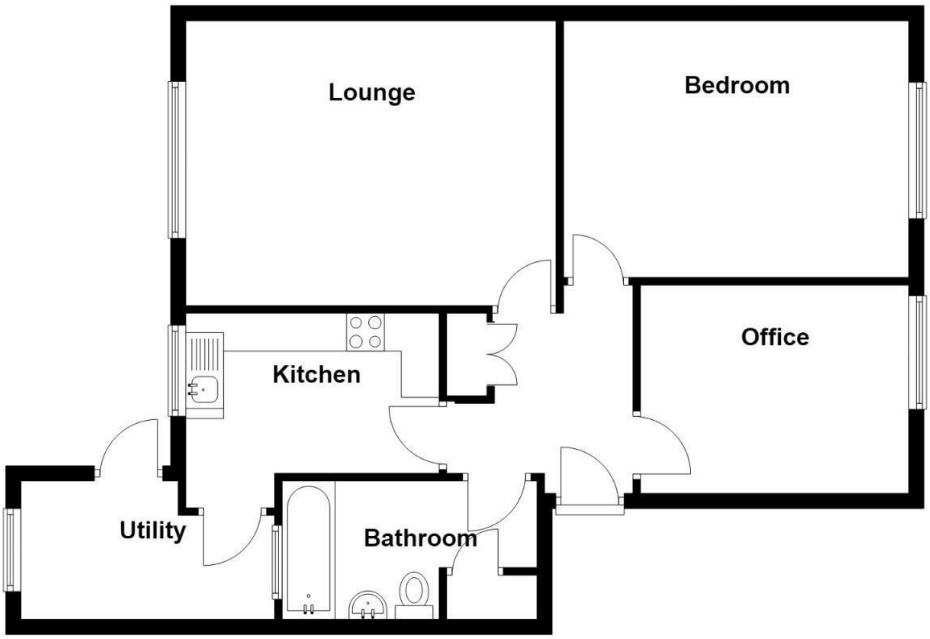
Money Laundering Regulations:intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B
EPC Rating - TBC

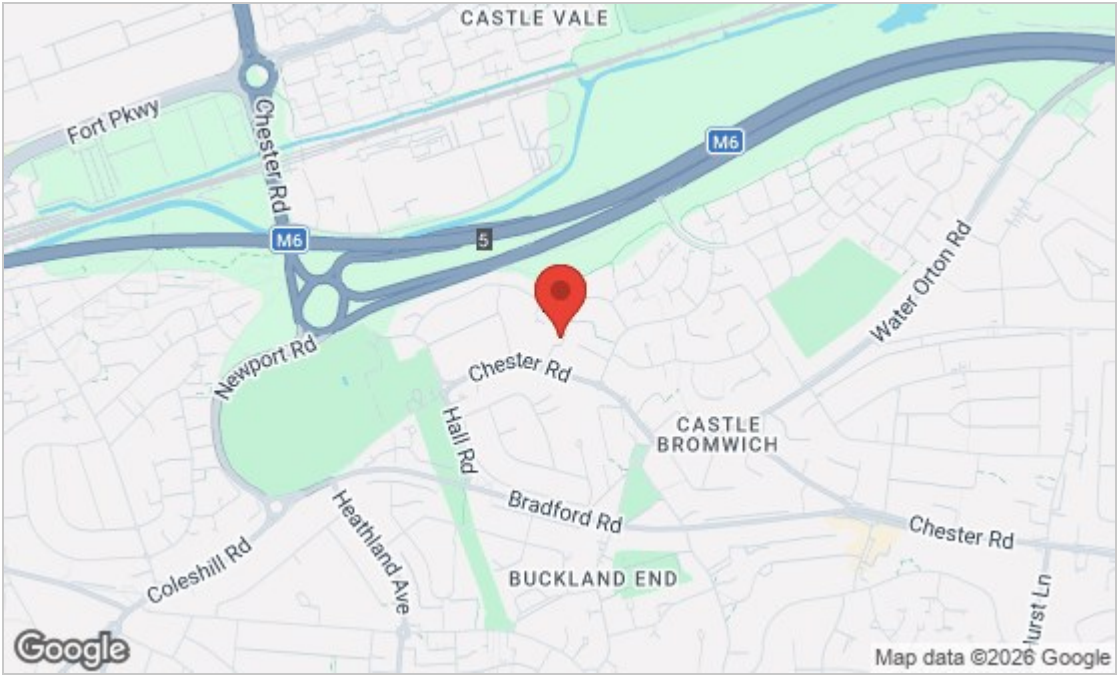
Annual Service charge approx £2066 (£1033 paid 6 monthly)
Annual Ground Rent approx £50

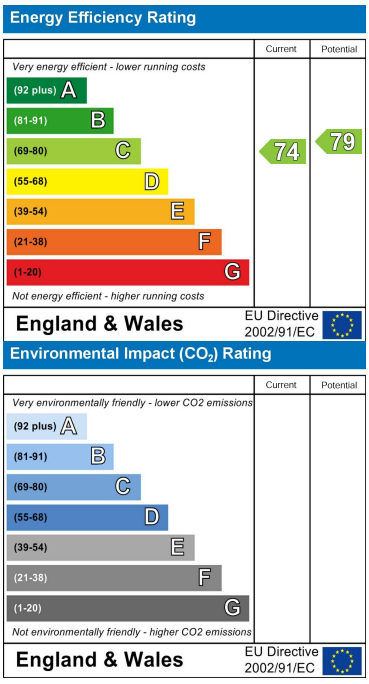
Ground Floor

Approx. 767.3 sq. feet



Total area: approx. 767.3 sq. feet





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST
Tel: 01216795187
info@chambersproperty.net
www.chambersproperty.net