

Langley Road
Birmingham

burchell edwards

Langley Road
Birmingham B10 0TL

for sale
£299,950







Property Description

This substantial five-bedroom semi-detached home in Small Heath, Birmingham, offers versatile and spacious accommodation across multiple levels.

Featuring two reception rooms whereby one is currently being utilised as a bedroom with its own en-suite, a ground floor bathroom, and a first-floor shower room serving the remaining bedrooms, the property is ideally suited to larger families.

The converted loft provides additional store rooms, while the convenient location offers excellent access to local amenities, schools and transport links.

Reception Room 1
15' 9" x 15' 7" (4.80m x 4.75m)
Double glazing bay to front, fireplace, ceiling light, radiator, wall sockets

Reception Room 2/Bedroom Five
13' 9" x 12' 10" (4.19m x 3.91m)
Double glazing to rear, ceiling light, radiator, wall sockets

Ensuite
5' 5" x 3' 7" (1.65m x 1.09m)
Wet room with shower, w.c, wash hand basin

Kitchen
14' 1" x 9' (4.29m x 2.74m)
Double glazing to side, wall and base units, spotlights, oven, extractor fan

Bathroom
8' 10" x 6' 7" (2.69m x 2.01m)
Obscure window to side, w.c, wash hand basin, bath, heated towel rail

Bedroom Four
.11' x 9' (3.35m x 2.74m)
Double glazing to rear, ceiling light, wall sockets, radiator

Shower Room
5' 10" x 4' 2" (1.78m x 1.27m)
Obscure window to side. w.c, wash hand basin, shower cubicle, mirrored storage

Bedroom One
13' 7" x 12' 11" (4.14m x 3.94m)
Double glazing to rear, ceiling light, wall sockets. radiator

Bedroom Two
13' x 10' 4" (3.96m x 3.15m)
Double glazing to front, ceiling light, wall sockets, radiator

Bedroom Three
9' 11" x 9' 4" (3.02m x 2.84m)
Double glazing to front, ceiling light, wall sockets, radiator

Store Room Two
9' 8" x 9' 4" (2.95m x 2.84m)

Store Room One
13' 7" x 10' 8" (4.14m x 3.25m)



















Total floor area 142.2 m² (1,531 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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