



Langley Mill Close, , Sutton Coldfield, B75 7DB

- Immaculate semi detached house
- Bathroom and ensuite
- Exceptional kitchen/breakfast room
- 2 parking spaces
- End of cul de sac
- 3 bedrooms
- Attractive living room
- Guests cloaks
- Lovely private garden
- Council Tax Band C

£345,000



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DESCRIPTION

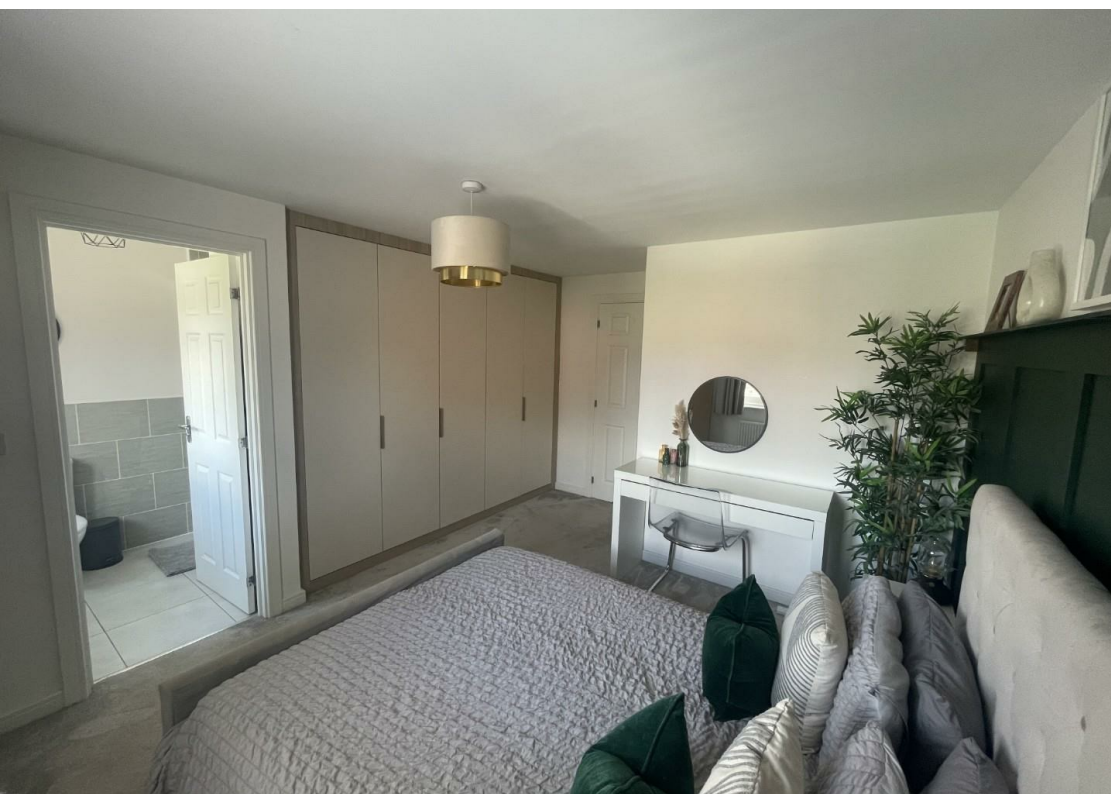
Beautifully located at the foot of a sought after and convenient cul de sac, just off Lindridge Road, this immaculately presented and very well maintained semi detached property is accessible for all amenities. Offering gas central heating and double glazing, the freehold home briefly comprises;

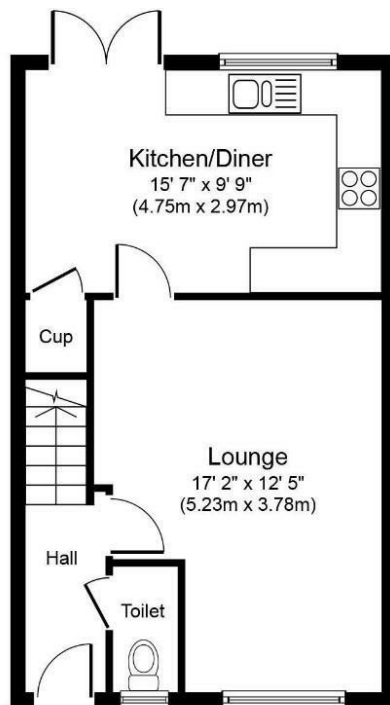
Covered porch, hall with cloakroom and stairs to first floor, living room, spacious kitchen/breakfast room with double oven, hob, extractor and integrated dishwasher and fridge freezer. Three excellent bedrooms, two of which feature fitted wardrobes with the master bedroom also benefitting from a shower room en-suite, and finally a family bathroom. Both bathrooms are fitted with white suites.

The house has a tandem tarmac drive, lawn and path approach with side gated access. The property also benefits from a low maintenance rear garden with patio, lawn, conifer screening and side gated access.

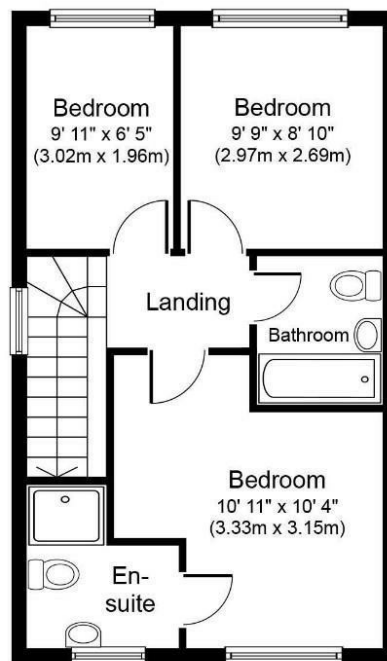
A viewing of this property is essential to see what's on offer.







Ground Floor
Approximate Floor Area
424 sq. ft.
(39.4 sq. m.)



First Floor
Approximate Floor Area
424 sq. ft.
(39.4 sq. m.)

Langley Mill Close

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewings

Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.