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21 Langley Mill Close, Sutton Coldfield, B75 7DB
£550,000

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Built just under 10 years ago on a lovely south facing corner position in a much sought after cul de sac off Lindridge Road, this simply stunning family detached has the remaining of an NHBC guarantee. Gas centrally heated, double glazed and beautifully presented, this impressive family detached, accessible for Sutton's amenities, must be viewed internally, briefly comprising;

Spacious hall with understairs cupboard and polished tiled floor running through to kitchen and utility, study, living room, magnificent kitchen/dining room with fully integrated AEG appliances including oven, hob, extractor, fridge/freezer, dishwasher, boiling water tap and utility with central heating boiler and guests cloaks.

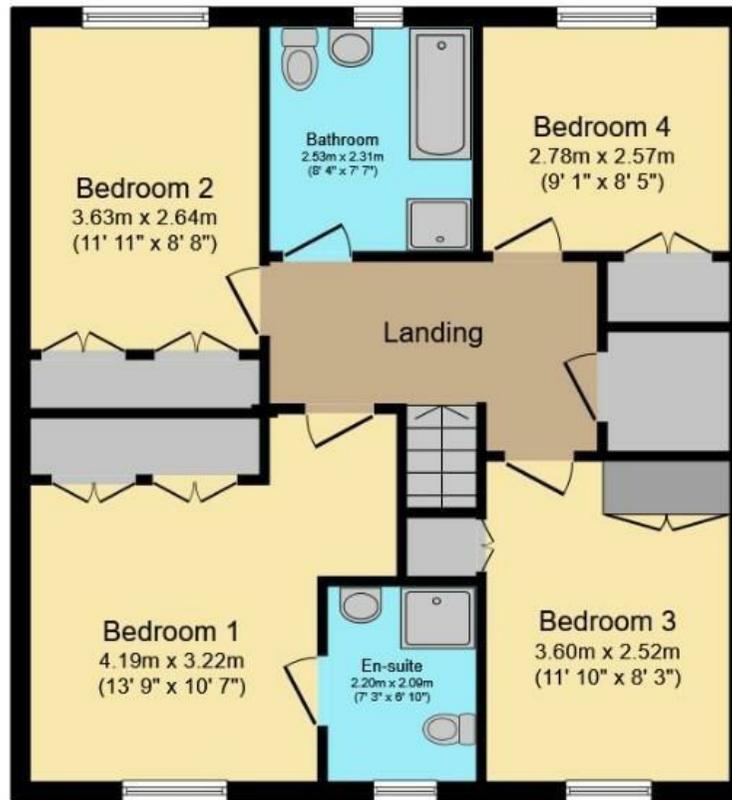
First floor, landing with hatch to boarded loft, 4 generous sized double bedrooms (all with fitted wardrobes), ensuite to bedroom 1 and super family bathroom.

Outside, garage, corner fore garden with drive approach and private, impressive sized rear garden enjoying southerly aspect. Twin gated access and extensive potential for extension subject to planning permission.

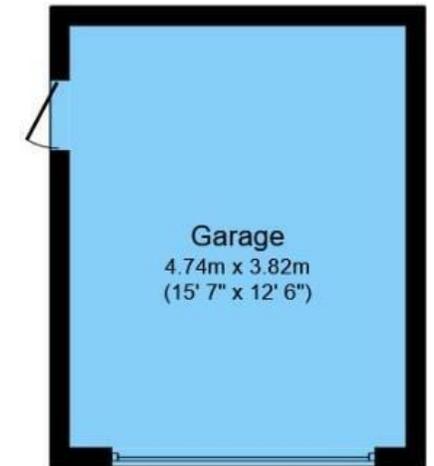
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Ground Floor



First Floor

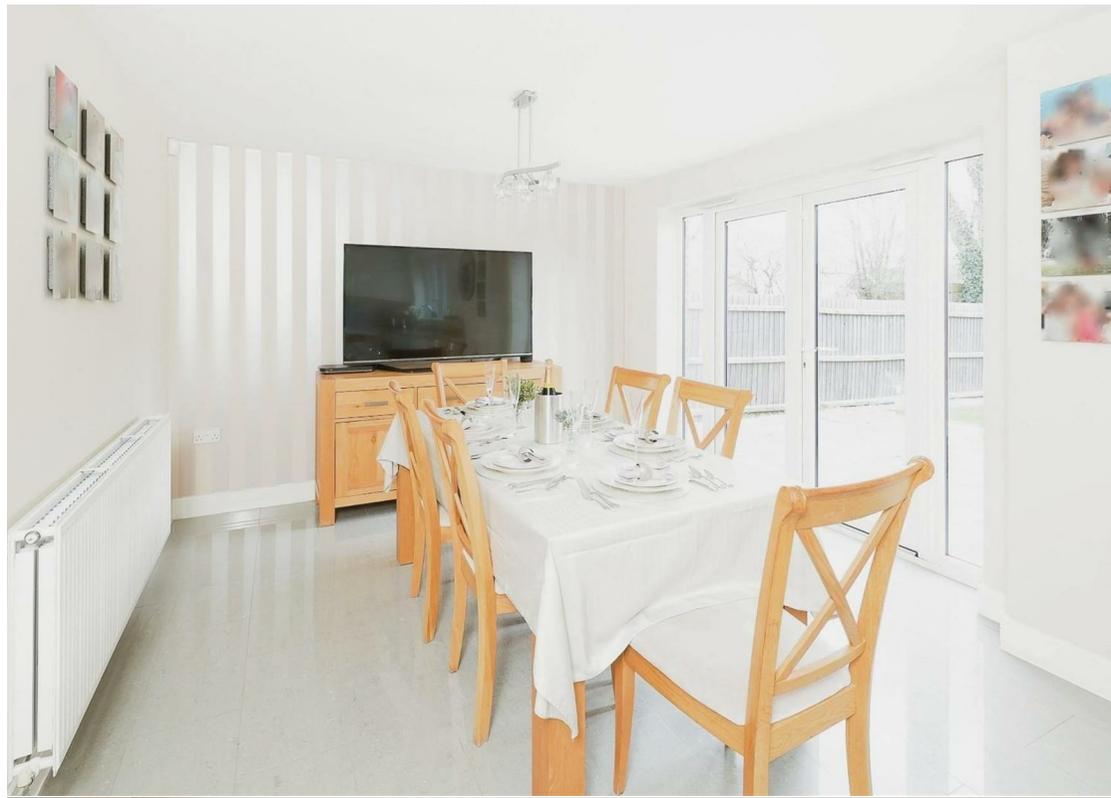


Garage

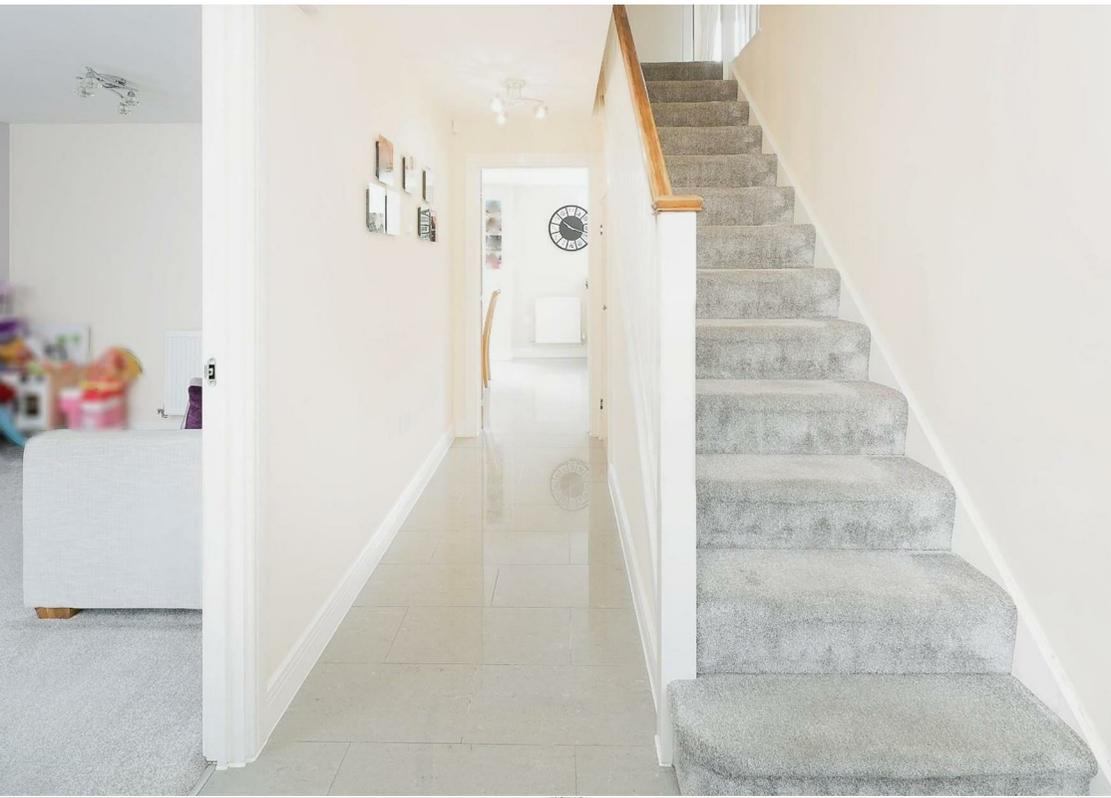
Total floor area 153.0 m² (1,647 sq.ft.) approx

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).

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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

