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74 Langleys Road, Selly Oak, B29 6HP

Offers in the region of £525,000

EPC: TBC

A BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOMED LINK-DETACHED RESIDENCE ideally positioned for sought-after local schools and the amenities of Bournville and Selly Oak. Offering generous off-road parking and a substantial rear garden, the property is also just a short walk from the picturesque Bournville Village Green, with excellent transport links nearby to include Bournville and Selly Oak train stations. EP Rating TBC

LOCATION

The property is located in Selly Oak, close to the boundary of Bournville.
Selly Oak is one of the most sought after residential areas in South Birmingham due particularly to its close proximity to The University of Birmingham, the Queen Elizabeth Hospital and Birmingham City Centre.
Today the area is a hive of activity hosting many sought after schools including Bournville Village Primary School, Kings Norton Girls' and King Edward VI Kings Norton Boys' Schools and the University of Birmingham School, as well as other facilities and amenities.
The area has great transport links into Birmingham City Centre and the surrounding areas via regular road and rail public transport services.

SUMMARY

• Beautifully Presented and Extended Four-Bedroomed Link-Detached Residence

• Two Comfortable Reception Rooms with Feature Gas Fireplaces

• Spacious Kitchen/Diner with Breakfast Bar, Skylight and two sets of Bi-Folding Doors leading to the Rear Garden

• Modern Fitted Kitchen benefitting from a range cooker, American-style fridge/freezer, integrated dishwasher, extractor fan and space for a washing machine

• Ground Floor WC

• Four Double Bedrooms to the First Floor

• Ensuite Shower Room and Fitted Wardrobes to Bedroom One

• Bedroom Three features a Juliet balcony overlooking the Garden

• Contemporary Family Bathroom comprising; Freestanding Bath, Walk-in Shower Cubicle, Pedestal Basin and WC

• Substantial Rear Garden mainly laid to lawn with Block-Paved Patio Seating Area and Summer House

• Off-Road Driveway Parking with Garage

• Well located for transport links to include Bournville and Selly Oak Train Stations providing easy access to the University of Birmingham, Queen Elizabeth Hospital and the City Centre.

• Ideally situated for the most sought after Bournville Village Primary, University of Birmingham Secondary School and a number of other popular local schools

• The historic Bournville Village Green is just a short walk from the property

DATA

Tenure: The Agent understands the property is Freehold.

Council Tax Band: E

Heating & Glazing: Gas Fired Central Heating and UPVC Double Glazing





ACCOMMODATION

GROUND FLOOR

Porch

Entrance Hall:
with cupboard under the stairs

Sitting Room:
11'5" (3.48) x 13'11" (4.24) (min) 16'7" (5.05) (into bay)

Lounge:
11'11" x 13'11" (3.63m x 4.24m)

Kitchen/Diner:
23'11" (7.3) (max) 12'3" (3.73) (min) x 18'10" (5.74) (max) 8' (2.44) (min)

WC:
2'7" x 8'8" (0.79m x 2.64m)

FIRST FLOOR

Landing:
with loft access and linen cupboard

Bedroom One:
11'5" (3.48) x 13'11" (4.24) (min) 16'7" (5.05) (into bay)with fitted wardrobes

Ensuite Shower Room:
6'6" x 5'8" (1.98m x 1.73m)

Bedroom Two:
11'11" x 13'11" (3.63m x 4.24m)

Bedroom Three:
12'3" (3.73) x 8' (2.44) (plus door recess)

Bedroom Four:
9'2" x 9'10" (2.8m x 3m)

Bathroom:
5'9" x 13'5" (1.75m x 4.1m)

OUTSIDE

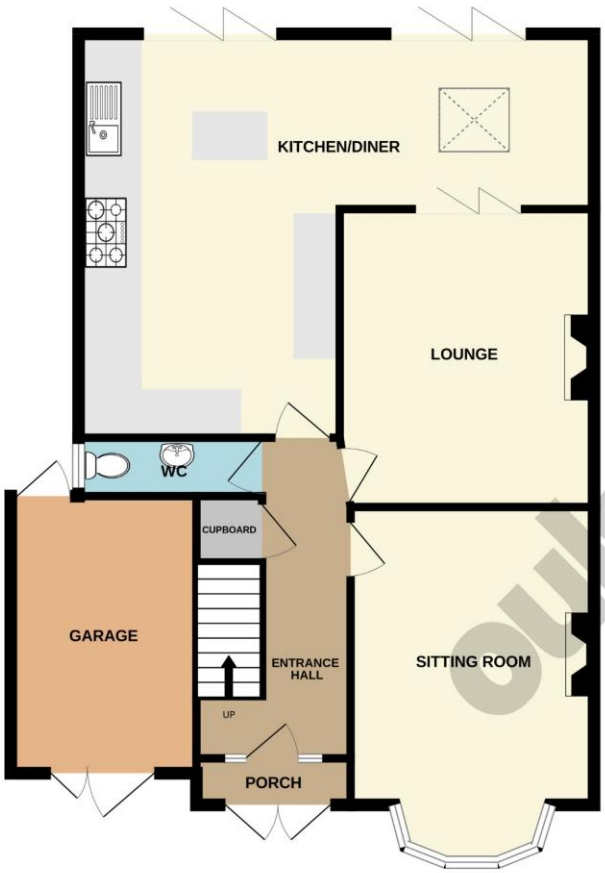
Driveway Parking

Garage:
8'9" x 12'11" (2.67m x 3.94m)

Rear Garden

Summer House

GROUND FLOOR
911 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1692 sq.ft. (157.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE CONSUMER PROTECTION REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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