



Langstone Road, Birmingham B14 4QS

Guide Price £229,950

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## Langstone Road, Birmingham B14 4QS

A great opportunity to purchase this well presented end terraced home on a corner plot with space to extend STPP. Convenient location for local shops and Yardely Wood bus depot and train station. Three double bedrooms, lounge & separate dining room, kitchen, downstairs bathroom, off road parking and private rear garden. No upward chain.

The property is situated on a corner plot with space to extend the driveway and property (STPP). Yardley Wood bus depot and train station are situated within a five minute drive, there are also a selection of local shops nearby including Sainsburys, Aldi & Lidl supermarkets. The A435 Alcester Road provides easy road access to Birmingham City centre, the M42, M40, M5, M6 and Birmingham international airport and train station.

The property is set back from the road behind a wide frontage with lawned foregarden, hedged to front, driveway and wooden tool shed/ small garage. Access is gained via a part glazed door leading to;

### ENTRANCE HALL

Stairs off to the first floor with understairs cupboard, double glazed window to side, radiator, fridge/freezer cupboard with trip stitch consumer unit.

### DINING ROOM

Double glazed window to front, radiator, picture rail and display fireplace.

### LOUNGE

Double glazed window overlooking the rear garden, radiator, Adam style fireplace, gas living flame fire and door to;







## KITCHEN

Double glazed window and door to the rear garden, fitted white fronted base and wall units, roll top work surfaces, sink drainer, plumbing for washing machine, electric cooker point and tiled splashbacks.

## BATHROOM

Refitted white bathroom suite, WC, pedestal wash basin, panelled bath, feature tiled splashbacks and tiled flooring, frosted double glazed window to side and radiator.

## FIRST FLOOR LANDING

Approached via the stairs leading from the hallway, attractive picture window to side, loft hatch and doors leading to;

## BEDROOM ONE

Double glazed windows to front, radiator, picture rail, recessed area housing the central heating boiler and storage cupboard over stairs. ( As with similar houses locally this area can be changed into a bathroom or ensuite, subject to building regs).

## BEDROOM TWO

Double glazed window to rear, radiator, picture rail and original fireplace.

## BEDROOM THREE (WITH SHOWER)

Double glazed window to rear, radiator, picture rail and corner shower cubicle.



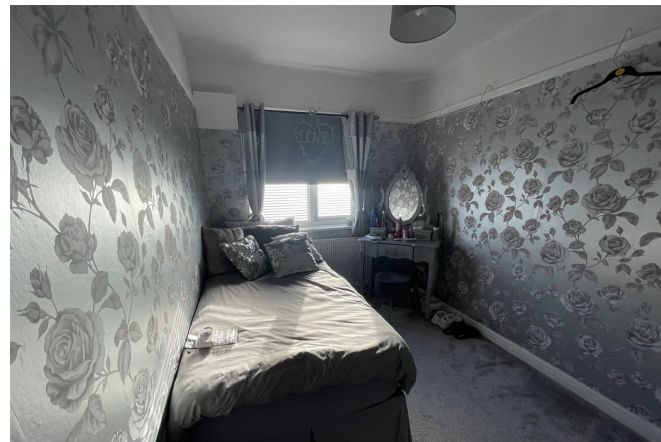


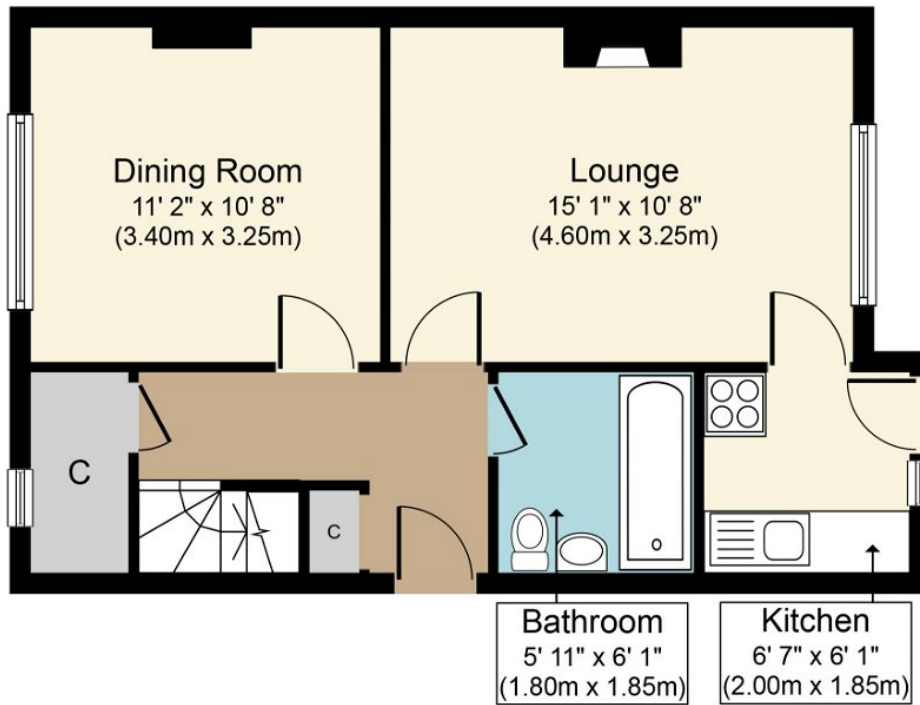
## REAR GARDEN

Enjoying a private aspect to the rear, paved patio area, laid lawn, flower boarder, fencing to boundary, gate to side access.

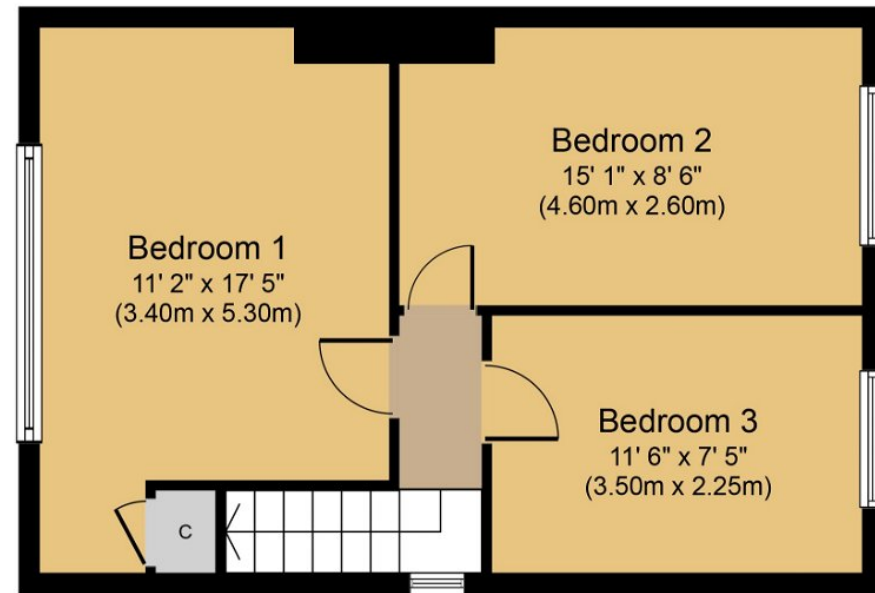
EPC: Band D

Council Tax: Band B, Birmingham Local Authority





**Ground Floor**  
Approximate Floor Area  
468 sq. ft.  
(43.5 sq. m.)



**First Floor**  
Approximate Floor Area  
456 sq. ft.  
(42.4 sq. m.)

**Approx. Gross Internal Floor Area 924 sq. ft. (85.9 sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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