



7 Langcomb Road, Shirley, Solihull,
B90 2RE

Price Guide **£299,950**

- Well Presented Semi Detached Property
- Extended Breakfast Kitchen + Family Room
- Spacious Lounge
- Three Bedrooms
- Modern Re-Fitted Bathroom
- Garage/Converted Storage + Utility
- Energy Performance Rating - E

0121 709 3300

7 Langcomb Road, Shirley, Solihull, B90 2RE

7 Langcomb Road is a beautifully presented modern semi detached residence situated in a fabulous location within close proximity to Parkgate shopping centre yet close to open countryside. Close to local shops and amenities, the property has an extended and redesigned spacious interior. In brief the property boasts gas central heating UPVC double glazing and comprises, enclosed porch, vestibule, spacious lounge, extended breakfast kitchen & family room, three bedrooms, refitted bathroom, generous size garden, side garage/converted store & utility, driveway parking.

APPROACH

Via a tarmacadam driveway enabling off road parking, lawned foregarden, enclosed UPVC double glazed storm porch entrance.

ENCLOSED STORM PORCH

Door to storage cupboard, obscure glazed front door to:

VESTIBULE

Wood effect flooring, single panel radiator, door to lounge, ceiling light point.

LOUNGE

16' 9" (5.11M) X 11' 10" (3.6M)

Wall mounted ornamental pebble effect fire, wood effect flooring, double panel radiator, ceiling light point, double glazed UPVC bay window to front aspect, decorative ceiling coving, TV aerial point, door to:

MAGNIFICENT KITCHEN/DINER

24' 3" (7.4M) MAX X 10' 6" (3.21M) MAX

A superbly re-fitted kitchen comprises a comprehensive range of cream high gloss wall and base units with coordinated wood effect work surface over, complementary ceramic tiling to splash prone areas, one and a half bowl sink and drainer unit, integrated Hygena dishwasher, integrated fridge, Zanussi ceramic hob, Hotpoint double oven with stainless steel canopy extractor hood over, wall hung radiator, ceramic floor tiling, UPVC double glazed window to rear aspect, door to garage/utility, opening through to:

DINING/SITTING AREA

Wood effect flooring, double panel radiator, TV aerial point, ceiling light point, two UPVC double glazed windows and sliding patio doors to rear, door to under stairs storage cupboard.



FIRST FLOOR LANDING

Obscure UPVC double glazed window to side aspect, loft access, doors to all bedrooms, door to bathroom

BEDROOM ONE

13' 3" (4.04M) X 8' 6" (2.6M)

UPVC double glazed window to front aspect, double fitted wardrobe, single panel radiator, decorative ceiling coving, ceiling light point, TV aerial point.

BEDROOM TWO

10' 10" (3.3M) X 8' 6" (2.6M)

UPVC double glazed window to rear aspect, fitted wardrobe, single panel radiator, ceiling light point.

BEDROOM THREE

10' 2" (3.1M) X 6' 6" (1.99M)

UPVC double glazed window to front aspect, built in cabin bed with storage below, single panel radiator, ceiling light point.

BATHROOM

A luxurious bathroom comprises a three piece contemporary suite with low level flush wc, pedestal wash hand basin, panel bath with shower attachment over, complementary ceramic tiling to walls and floors, chrome radiator, ceiling light point, obscure UPVC double glazed window to rear aspect.

GARDEN

A large garden having a full width paved patio area leading to a mostly laid to lawn garden, timber fencing to perimeter, external water supply and external lighting, access to the front through side gateway.

GARAGE

Currently converted to provide a storage area and utility.

UTILITY

8' 6" (2.6M) X 7' 7" (2.3M)

Space and plumbing for washing machine, Worcester combination central heating boiler, wall and base units, stainless steel sink and drainer unit, wood effect flooring, ceiling light point, door to:

GARAGE/STORE

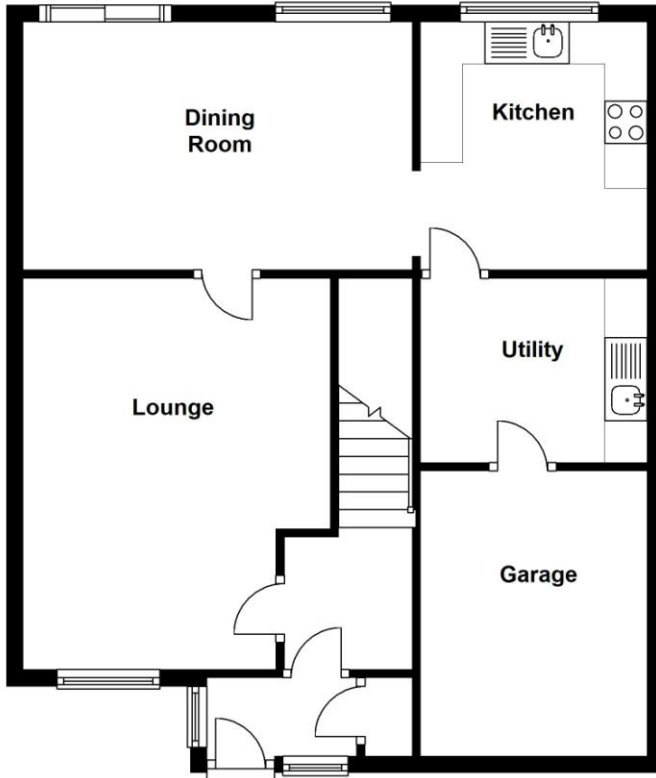
10' 10" (3.3M) X 8' 6" (2.6M)

Up and over door, ceiling light point.



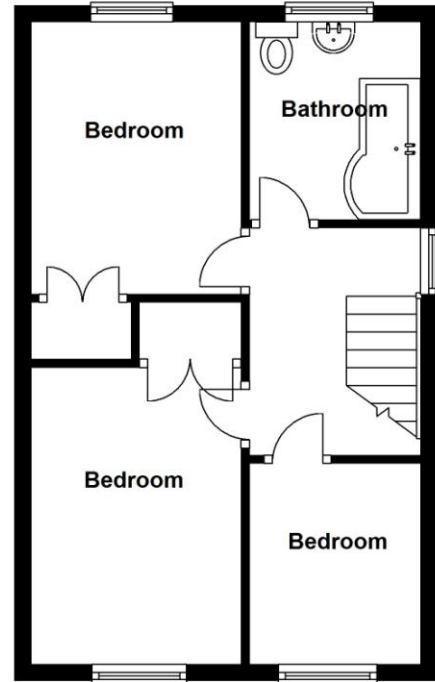
Ground Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



First Floor

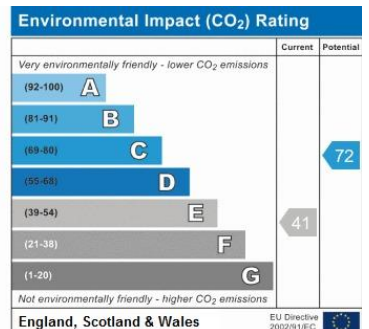
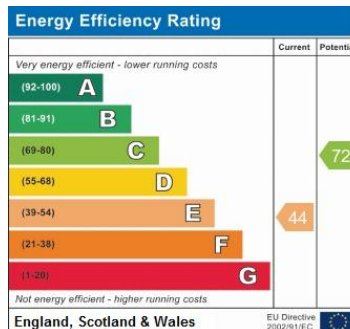
Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 98.1 sq. metres (1056.0 sq. feet)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



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