



Langham Green, Streetly,  
Sutton Coldfield, B74 3PS

**£400,000**

Welcome to Langham Green, a detached, two bedroom bungalow situated in a highly desirable location within Streetly and within convenient and close proximity to Blackwood shops and Blackwood park.

The accommodation comprises a welcoming reception hallway, a spacious lounge which offers comfortable living space with double doors access to the extended dining area offering impressive views to the rear garden.

The kitchen has been thoughtfully fitted with a range of matching wall, and base level units with work surface over, incorporating a sink unit with drainer and mixer taps, integrated oven, hob and extractor fan.

Having two well proportioned bedrooms with the master bedroom boasting an en-suite shower room. The en-suite shower room consists of a low flush wc unit, hand wash basin and shower cubicle. As well as the en-suite there is a main shower room which is fitted with a suite comprising low flush wc unit, hand wash basin and shower cubicle with complementary splash back tiling.

Outside the property is a well maintained rear garden with enclosed boundaries and to the fore is a driveway leading to side garage. Viewing is considered essential to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)



## Accommodation

### Entrance Hall

#### Lounge

16' 9" x 11' 10" (5.10m x 3.60m)

#### Dining Room

16' 0" x 11' 8" (4.87m x 3.55m)

#### Kitchen

11' 7" x 8' 9" (3.53m x 2.66m)

#### Bedroom One

10' 3" x 11' 9" (3.12m x 3.58m)

#### En-suite

5' 6" x 6' 10" (max) (1.68m x 2.08m)

#### Bedroom Two

13' 5" x 8' 0" (4.09m x 2.44m)

#### Shower Room

8' 0" x 5' 0" (2.44m x 1.52m)

#### Garage

16' 3" x 10' 7" (max) (4.95m x 3.22m)





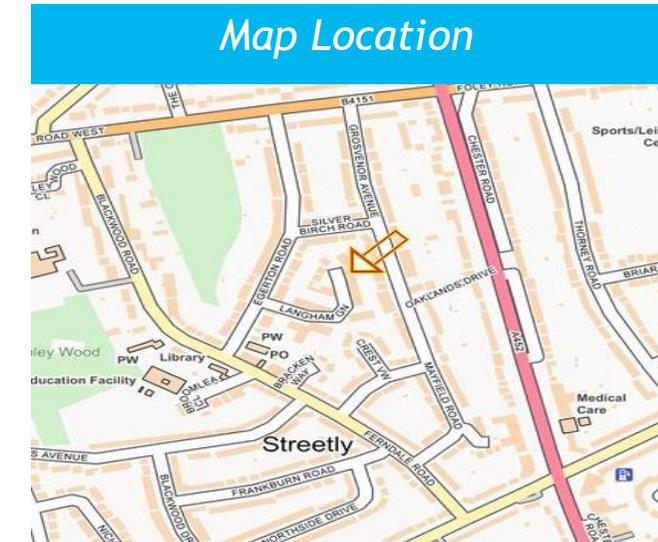
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



### Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		







### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 18th June 2024